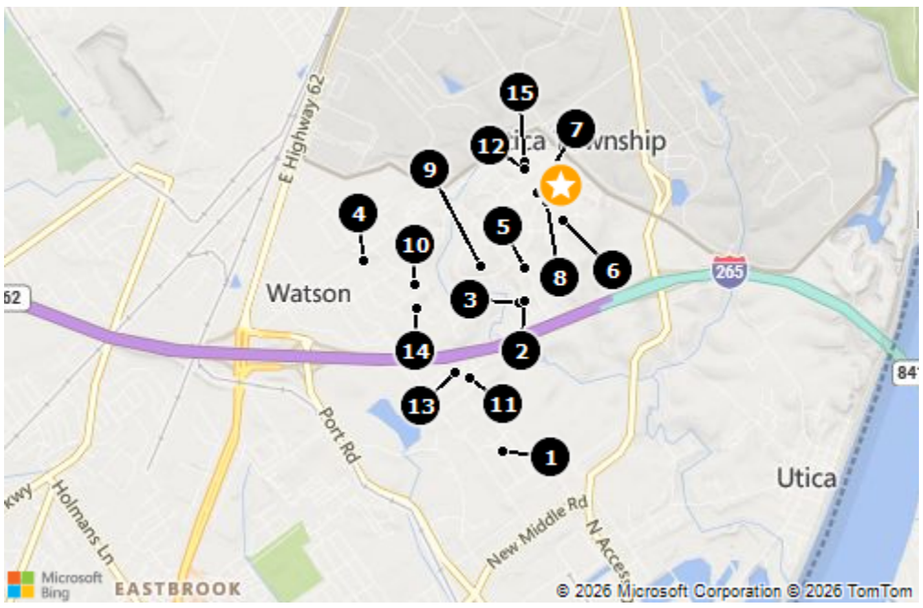
ICE SiteX Report

OrderID: 98655589

SiteX Property Information Report



Subject Property Location

3104 BLUE SKY LOOP, JEFFERSONVILLE, IN 47130-8969

County:	**CLARK IN**	Census Tract:	180190507.063026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10-42-02-500-299.000-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$333,000**	FSD:	6	Common Confidence Score:	83
Value Range:	$313,020 - $352,980	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	42:JEFFCITY-UT-OFW
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$248,900	Market Improvment Value:	$248,900	Total Taxable Value:	$3,063
Total Assessed Value:	$298,900	Total Assessor Market Value:	$298,900	Delinquent Year:	
				Tax Account ID:	42-00053-022-0
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 321 Section: 3 District: 0010

Abbreviated Description:	CRYSTAL SPRINGS SEC 3 LOT 321
City/Muni/Twp:	UTICA TOWNSHIP

Property Characteristics

Lot Size:	14,767 SF	Bedrooms:	3	Pool:	
Building Area:	1640 SF	Baths:	2	Fireplace:	
Year Built:	2011	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Other
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/11/2011	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 321 Section: 3 District: 0010
Abbreviated Description: CRYSTAL SPRINGS SEC 3 LOT 321
City/Muni/Twp: UTICA TOWNSHIP

Prior Transfer

Recording Date:	05/09/2011	Sales Price:	$177,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Abbreviated Description: Bk-Pg/Doc not avail from the Assessor File; NbrCd: 10105082

Prior Transfer

Recording Date:	02/22/2010	Sales Price:	$44,900
Document #:	BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:

Abbreviated Description: Bk-Pg/Doc not avail from the Assessor File; NbrCd: 10105082

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Area Sales Analysis

Total Area Sales	$2,237,900	Median # of Bedrooms	4
Median Lot Size	13,024 SF	Median # of Baths	3
Median Living Area	1,693 SF	Median Year Built	2007
Price Range - 2 Yrs	to $469,900	Age Range	3 years to 50 years
Median Value		Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.38Mi.	**118 CLEARVIEW DR**	09/08/2026	$300,000	$200	1500	5/3/2	1976	20,000 SF	
		JEFFERSONVILLE, IN 47130-8509								
		APN: 10-42-01-500-233.000-039 Document #: 202622540								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
2	.62Mi.	**2811 HORSE TRAIL RD**	09/01/2026	$265,000	$201	1314	/3/2	2019	9,583 SF	
		JEFFERSONVILLE, IN 47130-8952								
		APN: 10-42-02-400-619.000-039 Document #: 202621652								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
3	.64Mi.	**2814 ROLLING CREEK DR**	08/31/2026	$317,000	$206	1533	/4/3	2019	10,890 SF	
		JEFFERSONVILLE, IN 47130-8955								
		APN: 10-42-02-400-629.000-039 Document #: 202621494								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
4	1.08Mi.	**5210 NEW CHAPEL RD**	08/27/2026	$430,000	$190	2260	7/4/3	1992	46,609 SF	
		JEFFERSONVILLE, IN 47130-8623								
		APN: 10-42-02-400-136.000-039 Document #: 202621214								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
5	.46Mi.	**2903 BOULDER RIDGE DR**	08/14/2026	$456,000	$268	1697	/4/3	2018	16,291 SF	
		JEFFERSONVILLE, IN 47130-8976								
		APN: 10-42-02-500-579.000-039 Document #: 202619853								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
6	.18Mi.	**2917 CHESTNUT EAGLE RDG**	05/04/2026			1698	/4/3	2017	13,112 SF	
		JEFFERSONVILLE, IN 47130-7634								
		APN: 10-42-02-500-416.000-039 Document #: 202611491								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
7	.13Mi.	**3016 GARDEN VILLA DR**	05/01/2026			2050	/3/2	2018	5,663 SF	
		JEFFERSONVILLE, IN 47130-0004								
		APN: 10-42-02-500-345.000-039 Document #: 202611434								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
8	.11Mi.	**3119 BLUE SKY LOOP**	04/30/2026			1693	/4/3	2013	11,618 SF	
		JEFFERSONVILLE, IN 47130-8970								
		APN: 10-42-02-500-291.000-039 Document #: 202611149								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
9	.57Mi.	**5708 SECRETARIAT WAY**	04/30/2026			1887	/4/3	2023	20,909 SF	
		JEFFERSONVILLE, IN 47130-1308								
		APN: 10-42-02-400-723.000-039 Document #: 202611250								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
10	.91Mi.	**3401 OLD TAY BRG**	04/23/2026			2554	6/3/2	2000	27,486 SF	AboveGround
		JEFFERSONVILLE, IN 47130-8650								
		APN: 10-42-02-400-363.000-039 Document #: 202610112								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: City/Muni/Twp:JEFFERSONVILLE City/Muni/Twp: JEFFERSONVILLE								
11	1.09Mi.	**2310 BROOKVIEW DR**	02/10/2026			1442	/3/2	2007	9,757 SF	
		JEFFERSONVILLE, IN 47130-8902								
		APN: 10-42-02-400-496.000-039 Document #: 202603615								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal:								
12	.2Mi.	**3122 AMBERCREST LOOP**	11/10/2025			1776	6/3/2	2004	9,583 SF	
		JEFFERSONVILLE, IN 47130-8937								
		APN: 10-42-02-500-137.000-039 Document #: 202523581								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: MapRef: MB 12 PG 79 Abbreviated Description: Map Ref:MB 12 PG 79								
13	1.09Mi.	**2307 CRICKLECREEK LN**	10/29/2025			1464	6/3/2	2003	13,024 SF	

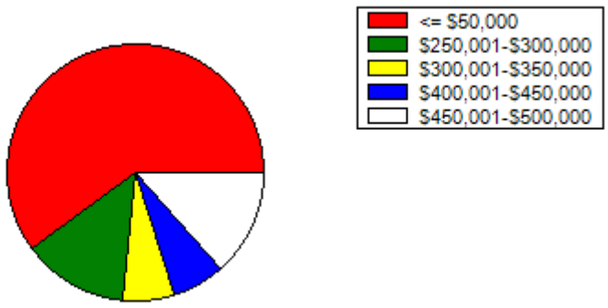
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		JEFFERSONVILLE, IN 47130-8697 APN: 10-42-02-400-441.000-039 Document #: 202522973 Document Type: Price Code: Land Use: Single Family Residential Legal:									
14	.98Mi.	**3217 SPORTING PRINT**	09/04/2025			1577	/4/3	1996	27,007 SF	Yes	
		JEFFERSONVILLE, IN 47130-8633 APN: 10-42-02-400-320.000-039 Document #: 202519009 Document Type: Price Code: Land Use: Single Family Residential Legal:									
15	.22Mi.	**3119 AMBERCREST LOOP**	06/24/2025	$469,900	$283	1657	6/4/3	2004	11,326 SF		
		JEFFERSONVILLE, IN 47130-8939 APN: 10-42-02-500-110.000-039 Document #: 202512890 Document Type: Price Code: D Land Use: Single Family Residential Legal:									

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**3104 BLUE SKY LOOP**	**05/11/2011**	$298,900	$298,900	1,640	/3/2	2011	14,767 SF	
.02Mi.	**3213 HERITAGE HEIGHTS WAY**	**11/03/2021**	$273,900	$273,900	1,801	/3/2	2011	10,803 SF	
.03Mi.	**3100 BLUE SKY LOOP**	**12/11/2020**	$362,400	$362,400	1,746	/3/2	2007	15,682 SF	
.03Mi.	**3214 LIBERTY WAY**	**12/29/2009**	$332,700	$332,700	1,590	/3/2	2007	9,720 SF	
.03Mi.	**3108 BLUE SKY LOOP**	**04/10/2012**	$315,400	$315,400	1,863	/4/2	2012	11,543 SF	
.03Mi.	**3211 HERITAGE HEIGHTS WAY**	**07/30/2018**	$376,700	$376,700	2,604	/4/2	2011	10,803 SF	
.03Mi.	**3105 BLUE SKY LOOP**	**06/28/2013**	$298,200	$298,200	1,516	/3/2	2010	12,382 SF	
.04Mi.	**3103 BLUE SKY LOOP**	**07/28/2020**	$266,100	$266,100	1,433	/3/2	2007	10,064 SF	
.04Mi.	**3212 LIBERTY WAY**	**10/27/2020**	$342,000	$342,000	3,199	/4/2	2007	9,720 SF	
.04Mi.	**3212 HERITAGE HEIGHTS WAY**	**06/09/2022**	$254,600	$254,600	1,695	/3/2	2011	9,670 SF	
.04Mi.	**3107 BLUE SKY LOOP**	**08/25/2021**	$351,000	$351,000	1,833	/3/2	2013	13,338 SF	
.04Mi.	**3101 BLUE SKY LOOP**	**06/23/2010**	$281,200	$281,200	1,962	/3/2	2007	10,430 SF	
.05Mi.	**3210 HERITAGE HEIGHTS WAY**	**12/27/2017**	$331,500	$331,500	1,983	/3/2	2008	10,542 SF	
.05Mi.	**3209 HERITAGE HEIGHTS WAY**	**08/02/2010**	$373,300	$373,300	2,450	/4/2	2011	10,803 SF	
.05Mi.	**3109 BLUE SKY LOOP**	**08/17/2012**	$406,700	$406,700	1,713	/3/2	2011	13,112 SF	
.05Mi.	**3210 LIBERTY WAY**	**08/01/2007**	$388,900	$388,900	1,670	/4/2	2007	9,720 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.1 years old	Households:	21,952
Median Household Income:	$69,197	Households w/Family:	64%
Household Income Per Capita:	$35,761	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Greater Clark County Schools	Students:	10,645
Number of Schools:	16	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.37Mi.	**Parkview Middle School** Number of Students: 656 Student-Teacher Ratio: 13.67	C-	Public	6 - 8
3.31Mi.	**Jeffersonville High School** Number of Students: 2,202 Student-Teacher Ratio: 18.9 Advanced Placement: Yes	NA	Public	9 - 12
1.24Mi.	**Utica Elementary School** Number of Students: 608 Student-Teacher Ratio: 16.89	A	Public	PK - 5

Flood Report

The Subject Property of **3104 BLUE SKY LOOP, JEFFERSONVILLE, IN 47130-8969** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	128%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	83%	LOWER
MURDER	115%	HIGHER
OVERALL	103%	SIMILAR

Disaster Alerts

3/30/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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