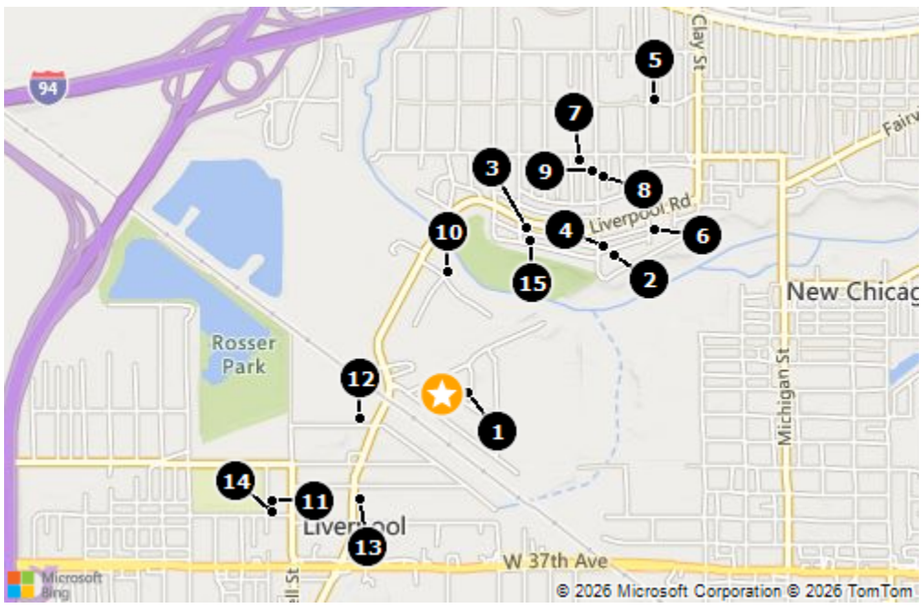
ICE SiteX Report

OrderID: 98036524

SiteX Property Information Report



Subject Property Location

3807 E 34TH AVE, LAKE STATION, IN 46405-3155

County:	**LAKE IN**	Census Tract:	180890416.003015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	45-08-24-329-002.000-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$177,480 - $230,520	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	20:LK STN-HBT TP R
Assd Land Value:	$16,600	Market Land Value:	$16,600	Tax Year:	2024
Assd Improvement:	$196,500	Market Improvment Value:	$196,500	Total Taxable Value:	$6,233
Total Assessed Value:	$213,100	Total Assessor Market Value:	$213,100	Delinquent Year:	
				Tax Account ID:	006-35-50-0269-0002
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 0006 Subdivision: GARDEN HOMES
Abbreviated Description: GARDEN HOMES NO.2 L.2 BL.2 MP K50-269 30 PG102
City/Muni/Twp: HOBART TOWNSHIP

Property Characteristics

Lot Size:	12,502 SF	Bedrooms:	2	Pool:	
Building Area:	744 SF	Baths:	1	Fireplace:	
Year Built:	1939	Partial Baths:		Type Const:	Masonry
Number of Buildings:	2	Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/24/2026	Sales Price:	$171,731
Document #:	2026-507487 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2022	Sales Price:	$174,900
Document #:	2022-501404 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/05/2022		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: GARDEN HOMES NO 2 Map Ref: MB 25 PG 73 Sec/Twnship/Range: SW4 S24T36NR08W 2ND PM

Prior Transfer

Recording Date:	01/05/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 0006 Subdivision: GARDEN HOMES
Abbreviated Description: GARDEN HOMES NO.2 L.2 BL.2 MP K50-269 30 PG102
City/Muni/Twp: HOBART TOWNSHIP

ICE SiteX Report

OrderID: 98036524

Prior Transfer

Recording Date:	03/19/2020	Sales Price:	$66,109
Document #:	2020 019630 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$16,500
Document #:	2020 014251 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/21/2020	Sales Price:	$64,000
Document #:	2020 012728 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/19/2020		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: GARDEN HOMES NO TWO Map Ref: MB 25 PG 73 Sec/Twnship/Range: SW4 S24T36NR08W 2ND PM

Mortgage Record

Recording Date:	08/02/2019	Loan Amount:	N/A
Document #:	2019 048773 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	06/15/2044	Type Finance:	

Legal Description:
Lot: 2 Block: 2 Subdivision: PLAN OF GARDEN HOMES NO TWO Sec/Twnship/Range: SW4 S24T36NR08W 2ND PM

Prior Transfer

Recording Date:	12/15/2010	Sales Price:	N/A
Document #:	2010 073961 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2010		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: GARDEN HOMES 2 Map Ref: MB25 PG73 Sec/Twnship/Range: SW4 S24T36NR08W 2PM

Prior Transfer

Recording Date:	12/13/2010	Sales Price:	$30,000
Document #:	2010 073566 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/25/2010	Loan Amount:	N/A
Document #:	2010 029843 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2011	Type Finance:	

Legal Description:
Lot: 2 Block: 2 Subdivision: GARDEN HOMES 2 Sec/Twnship/Range: SW4 S24T36NR08W 2PM

Prior Transfer

Recording Date:	04/13/2007	Sales Price:	N/A
Document #:	2007 030942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2007		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: GARDEN HOMES TWO Map Ref: MB25 PG73 Sec/Twnship/Range: PART SW4 S24T36NR08W 2PM

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,449 SF	Median # of Baths	1
Median Living Area	1,129 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	63 years to 82 years
Median Value		Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3332 NEW MEXICO ST**	07/14/2026			1188	8/4/2	1949	11,021 SF	
		LAKE STATION, IN 46405-3132								
		APN: 45-08-24-327-009.000-020 Document #: 2026-529438								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 5-7 Block: 4 Subdivision: GARDEN HOMES NO 2 Phase No: 2 MapRef: MB 25 PG 73 Abbreviated Description: Lot:5-7 Block:4 Subdivision:GARDEN HOMES NO 2 Phase No:2 Map Ref:MB 25 PG 73City/Muni/Twp:LAKE STATION City/Muni/Twp: LAKE STATION								
2	.53Mi.	**4423 PARK AVE**	07/10/2026			772	5/2/1	1950	8,233 SF	
		LAKE STATION, IN 46405-1821								
		APN: 45-08-24-231-004.000-020 Document #: 2026-529032								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 9 Block: 4 Subdivision: LLOYDS DEEPRIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:9 Block:4 Subdivision:LLOYDS DEEPRIVER SUBDIVISION Map Ref:MB 22 PG 71								
3	.45Mi.	**4101 LIVERPOOL RD**	06/24/2026			1347	9/5/2	1949	8,102 SF	
		LAKE STATION, IN 46405-1843								
		APN: 45-08-24-207-001.000-020 Document #: 2026-526427								
		Document Type: Price Code:								
		Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98036524

Legal: Lot: 17 Block: 9 Subdivision: LLOYDS DEEPRIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:17 Block:9 Subdivision:LLOYDS DEEPRIVER SUBDIVISION Map Ref:MB 22 PG 71City/Muni/Twp:LAKE STATION City/Muni/Twp: LAKE STATION

4	.53Mi.	**4400 PARK AVE**	06/04/2026	832	5/2/1	1950	5,706 SF	

LAKE STATION, IN 46405-1822
APN: 45-08-24-230-013.000-020 Document #: 2026-522981
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 10 Subdivision: LLOYDS DEEPRIVER SUBDIVISION MapRef: PG 71 Abbreviated Description: Lot:13 Block:10 Subdivision:LLOYDS DEEPRIVER SUBDIVISION Map Ref:PG 71

5	.88Mi.	**2793 BENTON ST**	05/26/2026	1444	5/3/2	1958	7,057 SF	

LAKE STATION, IN 46405-1435
APN: 45-08-13-478-043.000-021 Document #: 2026-521290
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 5 Subdivision: THIRD BDIVISION TO EAST GARY MapRef: MB 11 PG 16 Abbreviated Description: Lot:24&25 Block:5 Subdivision:THIRD BDIVISION TO EAST GARY Map Ref:MB 11 PG 16City/Muni/Twp:GARY City/Muni/Twp: GARY

6	.66Mi.	**3049 BENTON ST**	05/18/2026	936	6/3/1	1950	8,756 SF	

LAKE STATION, IN 46405-1810
APN: 45-08-24-232-006.000-020 Document #: 2026-520096
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: LLOYDS DEEPRIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:6 Block:2 Subdivision:LLOYDS DEEPRIVER SUBDIVISION Map Ref:MB 22 PG 71

7	.66Mi.	**2901 NEW YORK ST**	05/12/2026	1624	3/3/1	1951	6,360 SF	AboveGround

LAKE STATION, IN 46405-1853
APN: 45-08-24-204-001.000-020 Document #: 2026-519193
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 16 Subdivision: LLOYDS DEED RIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:22 Block:16 Subdivision:LLOYDS DEED RIVER SUBDIVISION Map Ref:MB 22 PG 71

8	.66Mi.	**2919 STATE ST**	05/06/2026	772	5/2/1	1949	6,360 SF	

LAKE STATION, IN 46405-1863
APN: 45-08-24-226-005.000-020 Document #: 2026-518458
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 17 Subdivision: LLOYDS DEEP RIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:15 Block:17 Subdivision:LLOYDS DEEP RIVER SUBDIVISION Map Ref:MB 22 PG 71City/Muni/Twp:LAKE STATION City/Muni/Twp: LAKE STATION

9	.65Mi.	**2926 STATE ST**	05/04/2026	904	5/2/1	1951	6,360 SF	

LAKE STATION, IN 46405-1864
APN: 45-08-24-204-015.000-020 Document #: 2026-518007
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 16 Subdivision: LLOYDS DEEPRIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:4 Block:16 Subdivision:LLOYDS DEEPRIVER SUBDIVISION Map Ref:MB 22 PG 71

10	.31Mi.	**3816 RIVERDALE AVE**	04/01/2026	1350	6/3/1	1963	22,651 SF	

LAKE STATION, IN 46405-3106
APN: 45-08-24-176-005.000-020 Document #: 2026-512678
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: RIVERDALE SUBDIVISION MapRef: MB 32 PG 100 Abbreviated Description: Lot:22 Subdivision:RIVERDALE SUBDIVISION Map Ref:MB 32 PG 100

11	.48Mi.	**3573 NEBRASKA ST**	03/10/2026	744	5/2/1	1944	5,619 SF	

LAKE STATION, IN 46405-2946
APN: 45-08-23-479-012.000-020 Document #: 2026-509437
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26&27 Block: 1 Subdivision: JOHNSON AND HOCKERS FIRST SUBDIVISION MapRef: MB 15 PG 14 Abbreviated Description: Lot:26&27 Block:1 Subdivision:JOHNSON AND HOCKERS FIRST SUBDIVISION Map Ref:MB 15 PG 14Abbreviated Description:SOUTH2 LOT27

12	.21Mi.	**3420 E 34TH AVE**	03/10/2026	884	6/3/1	1957	11,151 SF	

LAKE STATION, IN 46405-3011
APN: 45-08-24-304-011.000-020 Document #: 2026-509412
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: GARDEN HOMES MapRef: MB 23 PG 55 Abbreviated Description: Subdivision:GARDEN HOMES Map Ref:MB 23 PG 55Abbreviated Description:SOUTH141FTW78.94FT LOT8

13	.33Mi.	**3561 LIVERPOOL RD**	03/03/2026	1129	5/2/1	1945	7,449 SF	

LAKE STATION, IN 46405-3032
APN: 45-08-24-355-002.000-020 Document #: 2026-508407
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 7 Subdivision: GARDEN HOMES MapRef: MB 23 PG 55 Abbreviated Description: Lot:1 Block:7 Subdivision:GARDEN HOMES Map Ref:MB 23 PG 55

14	.5Mi.	**3595 NEBRASKA ST**	02/18/2026	1248	6/3/1	1947	7,492 SF	AboveGround

LAKE STATION, IN 46405-2946
APN: 45-08-23-479-015.000-020 Document #: 2026-506584
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 1 Subdivision: JOHNSON AND HOCKERS FIRST SUBDIVISION MapRef: MB 15 PG 14 Abbreviated Description: Lot:21&22 Block:1 Subdivision:JOHNSON AND HOCKERS FIRST SUBDIVISION Map Ref:MB 15 PG 14

15	.43Mi.	**4108 PARK AVE**	02/18/2026	1136	5/2/1	1949	5,750 SF	

LAKE STATION, IN 46405-1860
APN: 45-08-24-207-019.000-020 Document #: 2026-506590
Document Type: Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98036524

Legal: Lot: 19 Block: 9 Subdivision: LLOYDS DEEP RIVER SUBDIVISION MapRef: MB 22 PG 71 Abbreviated Description: Lot:19 Block:9 Subdivision:LLOYDS DEEP RIVER SUBDIVISION Map Ref:MB 22 PG 71

Comparable Sales Chart



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.	**3807 E 34TH AVE**	**01/05/2022**	$213,100	$213,100	744	5/2/1	1939	12,502 SF	
.02Mi.	**3815 E 34TH AVE**	**06/30/2021**	$109,500	$109,500	874	6/2/1	1949	9,365 SF	
.02Mi.	**3625 DIONE ST**	**09/14/2012**	$141,100	$141,100	1,028	7/3/2	1947	19,950 SF	
.03Mi.	**3821 E 34TH AVE**	**07/27/2010**	$106,100	$106,100	1,340	5/2/1	1949	9,365 SF	
.03Mi.	**3716 ENGLEHART ST**	**06/15/1970**	$142,400	$142,400	1,311	7/3/1	1949	9,365 SF	
.03Mi.	**3704 ENGLEHART ST**	**09/28/2005**	$124,900	$124,900	1,472	5/3/1	1940	12,502 SF	AboveGround
.03Mi.	**3800 E 34TH AVE**	**01/10/2020**	$142,600	$142,600	1,416	7/3/1	1940	14,375 SF	
.04Mi.	**3816 E 34TH AVE**	**07/06/1998**	$93,500	$93,500	1,059	6/2/1	1942	10,280 SF	
.04Mi.	**3720 ENGLEHART ST**	**12/22/1978**	$106,400	$106,400	1,192	7/3/1	1949	9,365 SF	
.05Mi.	**3827 E 34TH AVE**	**03/14/2007**	$103,900	$103,900	1,764	7/3/1	1949	9,365 SF	
.05Mi.	**3649 DIONE ST**	**09/26/2024**	$104,900	$104,900	1,200	7/3/1	1941	14,288 SF	
.05Mi.	**3724 ENGLEHART ST**	**03/16/2018**	$180,600	$180,600	1,479	7/3/1	1949	9,365 SF	AboveGround
.05Mi.	**3332 NEW MEXICO ST**	**10/24/2007**	$121,400	$121,400	1,188	8/4/2	1949	11,021 SF	
.06Mi.	**3630 DIONE ST**	**01/30/2007**	$107,500	$107,500	952	7/3/1	1949	9,017 SF	
.06Mi.	**3324 NEW MEXICO ST**	**10/10/2013**	$108,000	$108,000	1,048	6/2/1	1949	9,365 SF	
.06Mi.	**3338 NEW MEXICO ST**	**04/19/2022**	$157,200	$157,200	1,056	6/3/1	1950	8,756 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	35.7 years old	Households:	4,648
Median Household Income:	$59,294	Households w/Family:	66%
Household Income Per Capita:	$25,978	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	River Forest Community School Corporation	Students:	1,707
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**River Forest High School** Number of Students: 565 Student-Teacher Ratio: 20.18 Advanced Placement: Yes	D-	Public	9 - 12
0.56Mi.	**Henry S Evans Elementary School** Number of Students: 400 Student-Teacher Ratio: 17.78	C	Public	PK - 5
0.58Mi.	**River Forest Middle School** Number of Students: 369 Student-Teacher Ratio: 14.76	C-	Public	6 - 8

ICE SiteX Report

OrderID: 98036524

Flood Report

The Subject Property of **3807 E 34TH AVE, LAKE STATION, IN 46405-3155** 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	138%	NOTABLY HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

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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