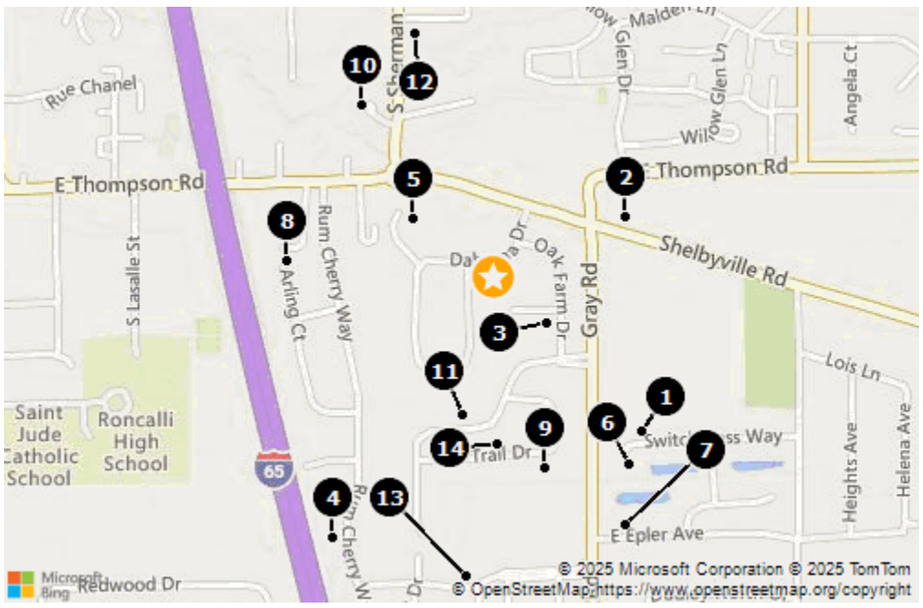
# ICE SiteX Report

**OrderID: 94801610**

## SiteX Property Information Report




## Subject Property Location

### 3923 DAHOMA DR, INDIANAPOLIS, IN 46237-3842

| | | | |
|---|---|---|---|
| County: | **MARION IN** | Census Tract: | 180973809.011000 |
| Property Use: | Single Family Residential | Zoning: | ZO01 |
| Parcel Number: | 49-15-04-120-042.000-500 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$491,000** | FSD: | 8 |
| Value Range: | $451,720 - $530,280 | Confidence Score: | 92 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | Market Value Year: | 2024 | Tax Rate Code Area: | 500:PERRY TWP |
| Assd Land Value: | $46,500 | Market Land Value: | $46,500 | Tax Year: | 2024 |
| Assd Improvement: | $427,600 | Market Improvment Value: | $427,600 | Total Taxable Value: | $6,194 |
| Total Assessed Value: | $474,100 | Total Assessor Market Value: | $474,100 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Section: 4014004 District: 0005

| | |
|---|---|
| Abbreviated Description: | WHITE OAK WOODS SECTION 1 L024 |
| City/Muni/Twp: | PERRY TOWNSHIP |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,200 SF | Bedrooms: | 4 | Pool: | |
| Building Area: | 2867 SF | Baths: | 3 | Fireplace: | |
| Year Built: | 2012 | Partial Baths: | 1 | Type Const: | Masonry |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | Full | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/23/2022 | Sales Price: | $227,800 |
| Document #: | A202200035303 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/11/2022 | Loan Amount: | N/A |
| Document #: | A202200030306 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2052 | Type Finance: | FIX |
| **Legal Description:** | | | |
| Lot: 24 Section: 1 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/11/2022 | Sales Price: | $406,000 |
| Document #: | A202200030305 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 02/07/2022 | | |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |
| Lot: 24 Section: 01 Map Ref: IN 2003195433 | | | |

# ICE SiteX Report

**OrderID: 94801610**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/10/2022 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Section: 4014004 District: 0005
Abbreviated Description: WHITE OAK WOODS SECTION 1 L024
City/Muni/Twp: PERRY TOWNSHIP

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/03/2021 | Sales Price: | N/A |
| Document #: | A202100101662 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 07/16/2021 | | |
| Document Type: | Intra-family Transfer or Dissolution | | |

**Legal Description:**
Lot: 24 Section: 01 Map Ref: IN 2003495433

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/03/2014 | Loan Amount: | N/A |
| Document #: | A201400106408 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 11/01/2044 | Type Finance: | |

**Legal Description:**
Lot: 24 Section: 1 Subdivision: WHITE OAK WOODS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/16/2011 | Sales Price: | $10,925 |
| Document #: | A201100115770 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/30/2011 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 24 Section: 1 Subdivision: WHITE OAK WOODS Map Ref: DOC2003-195433

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/31/2009 | Sales Price: | $35,000 |
| Document #: | 2009-0146531 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/29/2009 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 24 Subdivision: WHITE OAK WOODS SECTION ONE Map Ref: MB2003-195433

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2009 | Sales Price: | N/A<br>Multiple Parcels Involved in this transaction |
| Document #: | 2009-0096680 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/14/2009 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 24&30 Subdivision: WHITE OAK WOODS SECTION ONE Map Ref: MB2003-195433

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,014,090 | Median # of Bedrooms | 2.5 |
| Median Lot Size | 11,317 SF | Median # of Baths | 1 |
| Median Living Area | 1,791 SF | Median Year Built | 2004 |
| Price Range - 2 Yrs | to $450,000 | Age Range | 4 years to 68 years |
| Median Value | $263,000 | Median Age | 21 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .26Mi. | **4126 SWITCHGRASS WAY**<br>**INDIANAPOLIS, IN 46237-2465** | 01/14/2025 | | | 1477 | /2/2 | 2016 | 5,576 SF | |
| | | APN: 49-15-04-135-002.019-500 Document #: A202500003744<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10A Subdivision: EPLER TRACE FINAL PLAT SUB MapRef: IN A201500011474 Abbreviated Description: Lot:10A Subdivision:EPLER TRACE FINAL PLAT SUB Map Ref:IN A201500011474 | | | | | | | | |
| 2 | .18Mi. | **4124 SHELBYVILLE RD**<br>**INDIANAPOLIS, IN 46237-1804** | 01/02/2025 | $151,500 | $145 | 1040 | 6/3/1 | 1957 | 17,642 SF | |
| | | APN: 49-15-04-100-017.000-500 Document #: A202500000170<br>Document Type: Warranty Deed Price Code: V<br>Land Use: Single Family Residential<br>Legal: Section: 4 Sec/Twnship/Range: E2 NW4 T14N R04E Abbreviated Description: Section:4 Sec/Twnship/Range:E2 NW4 T14N R04E | | | | | | | | |
| 3 | .08Mi. | **5138 OAK FARM DR**<br>**INDIANAPOLIS, IN 46237-3835** | 10/09/2024 | | | 2504 | //1 | 2004 | 13,913 SF | |
| | | APN: 49-15-04-120-035.000-500 Document #: A202400082325<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Section: 1 Subdivision: WHITE OAK WOODS SEC 1 SUB MapRef: IN 2003195433 Abbreviated Description: Lot:13 Section:1 Subdivision:WHITE OAK WOODS SEC 1 SUB Map Ref:IN 2003195433 | | | | | | | | |
| 4 | .38Mi. | **5412 RUM CHERRY WAY**<br>**INDIANAPOLIS, IN 46237-3858** | 10/04/2024 | $324,250 | $143 | 2266 | /3/2 | 2021 | 10,324 SF | |
| | | APN: 49-15-05-135-009.014-500 Document #: A202400081114<br>Document Type: Warranty Deed Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 62 Section: 5 Sec/Twnship/Range: NE4 T14N R04E Abbreviated Description: Lot:62 Section:5 Sec/Twnship/Range:NE4 T14N R04E | | | | | | | | |
| 5 | .12Mi. | **5025 CORDIA CT**<br>**INDIANAPOLIS, IN 46237-3848** | 09/26/2024 | $438,500 | $163 | 2685 | 10/3/1 | 2005 | 12,310 SF | |
| | | APN: 49-15-04-120-013.000-500 Document #: A202400078728<br>Document Type: Warranty Deed Price Code: V<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 94801610**

Legal: Lot: 31 Section: 1 Subdivision: WHITE OAK WOODS SEC 1 SUB MapRef: IN 2003195433 Abbreviated Description: Lot:31 Section:1 Subdivision:WHITE OAK WOODS SEC 1 SUB Map Ref:IN 2003195433

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .29Mi. | **4113 SWITCHGRASS WAY**<br>**INDIANAPOLIS, IN 46237-2465** | 09/16/2024 | | | 1638 | 9/2/2 | 2017 | 6,839 SF |

APN: 49-15-04-135-002.025-500 Document #: A202400075088
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13A Subdivision: EPLER TRACE FINAL PLAT SUB MapRef: IN 201500011474 Abbreviated Description: Lot:13A Subdivision:EPLER TRACE FINAL PLAT SUB Map Ref:IN 201500011474

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .35Mi. | **4118 E EPLER AVE**<br>**INDIANAPOLIS, IN 46237-2421** | 09/13/2024 | $303,000 | $172 | 1756 | // | 2018 | 5,576 SF |

APN: 49-15-04-135-002.074-500 Document #: A202400074606
Document Type: Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38A Subdivision: EPLER TRACE SUB MapRef: IN A201500011474 Abbreviated Description: Lot:38A Subdivision:EPLER TRACE SUB Map Ref:IN A201500011474

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .26Mi. | **5027 ARLING CT**<br>**INDIANAPOLIS, IN 46237-3868** | 09/04/2024 | $375,000 | $167 | 2240 | /3/3 | 2020 | 14,288 SF |

APN: 49-15-05-135-007.012-500 Document #: A202400071576
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Section: 5 MapRef: IN A201700084950 Sec/Twnship/Range: E2 NE4 T14N R04E Abbreviated Description: Section:5 Map Ref:IN A201700084950Sec/Twnship/Range:E2 NE4 T14N R04E

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .25Mi. | **4015 OAK TRAIL DR**<br>**INDIANAPOLIS, IN 46237-3803** | 08/14/2024 | | | 1826 | 6/2/1 | 2004 | 6,825 SF |

APN: 49-15-04-119-013.000-500 Document #: A202400065165
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31B Section: 2 MapRef: IN 200481826 Abbreviated Description: Lot:31B Section:2 Map Ref:IN 200481826

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .27Mi. | **4906 S SHERMAN DR**<br>**INDIANAPOLIS, IN 46237-1532** | 08/08/2024 | $450,000 | $175 | 2560 | 13/6/2 | 1968 | 135,995 SF |

APN: 49-10-32-116-014.000-500 Document #: A202400063501
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Section: 32 Sec/Twnship/Range: SE4 SE4 T15N R04E Abbreviated Description: Section:32 Sec/Twnship/Range:SE4 SE4 T15N R04E

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .18Mi. | **3908 OAK HARBOR LN**<br>**INDIANAPOLIS, IN 46237-3828** | 08/05/2024 | $261,000 | $163 | 1596 | 5/2/1 | 2003 | 6,496 SF |

APN: 49-15-04-108-029.000-500 Document #: A202400062114
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6B Section: 01 Subdivision: WHITE OAK FARMS SEC01 A SUB MapRef: IN2004-35147 Abbreviated Description: Lot:6B Section:01 Subdivision:WHITE OAK FARMS SEC01 A SUB Map Ref:IN2004-35147

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .3Mi. | **3809 BYRD DR**<br>**INDIANAPOLIS, IN 46237-1548** | 06/10/2024 | $130,840 | $94 | 1379 | 8/3/1 | 1959 | 45,128 SF |

APN: 49-10-33-110-017.000-500 Document #: A202400045282
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Section: 1 Subdivision: HILTON MANOR FIRST SEC SUB MapRef: PB 30 PG 245 Abbreviated Description: Lot:13 Section:1 Subdivision:HILTON MANOR FIRST SEC SUB Map Ref:PB 30 PG 245

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .37Mi. | **3920 CHERRY BLOSSOM BLVD**<br>**INDIANAPOLIS, IN 46237-3807** | 05/15/2024 | $315,000 | $156 | 2016 | 11/4/1 | 1995 | 19,210 SF |

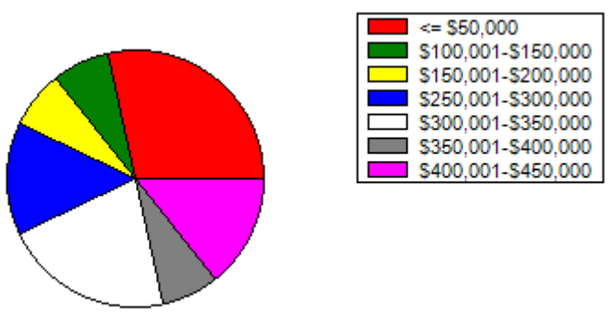
APN: 49-15-04-111-007.000-500 Document #: A202400037983
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Section: 1 MapRef: IN 9419022 Abbreviated Description: Lot:29 Section:1 Map Ref:IN 9419022

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .2Mi. | **3928 OAK TRAIL DR**<br>**INDIANAPOLIS, IN 46237-3833** | 04/10/2024 | $265,000 | $165 | 1601 | 8/2/1 | 2005 | 8,385 SF |

APN: 49-15-04-119-002.000-500 Document #: A202400026870
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45A MapRef: IN 2004-81826 Abbreviated Description: Lot:45A Map Ref:IN 2004-81826

## 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.

# ICE SiteX Report

**OrderID: 94801610**

## 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. | **3923 DAHOMA DR** | **03/10/2022** | $474,100 | $474,100 | 2,867 | /4/3 | 2012 | 11,200 SF | |
| .02Mi. | **3915 DAHOMA DR** | **06/02/2022** | $532,200 | $532,200 | 3,464 | 11/4/1 | 2004 | 13,915 SF | Yes |
| .02Mi. | **3929 DAHOMA DR** | **10/20/2020** | $564,800 | $564,800 | 2,676 | 9/3/3 | 2004 | 13,525 SF | |
| .02Mi. | **5115 GREENHEART DR** | **06/28/2022** | $447,200 | $447,200 | 2,748 | 8/3/1 | 2005 | 11,217 SF | |
| .03Mi. | **4004 BLACKWOOD CT** | | $441,200 | $441,200 | 3,301 | //1 | 2004 | 21,182 SF | |
| .03Mi. | **3922 DAHOMA DR** | **05/05/2022** | $457,000 | $457,000 | 3,368 | 14/4/1 | 2006 | 12,448 SF | |
| .04Mi. | **5123 GREENHEART DR** | **01/16/2020** | $373,800 | $373,800 | 2,221 | 9/3/1 | 2005 | 9,800 SF | |
| .04Mi. | **4012 BLACKWOOD CT** | | $381,900 | $381,900 | 3,296 | 10/4/1 | 2003 | 12,894 SF | |
| .04Mi. | **3914 DAHOMA DR** | | $435,700 | $435,700 | 1,948 | 8/2/2 | 2004 | 9,800 SF | |
| .05Mi. | **3906 DAHOMA DR** | | $379,700 | $379,700 | 2,312 | 7/3/1 | 2004 | 11,200 SF | |
| .05Mi. | **5131 GREENHEART DR** | **09/25/2013** | $362,300 | $362,300 | 2,202 | 9/4/2 | 2005 | 9,800 SF | |
| .05Mi. | **3843 DAHOMA DR** | **03/23/2017** | $443,100 | $443,100 | 3,339 | 11/4/2 | 2004 | 14,914 SF | |
| .05Mi. | **5112 GREENHEART DR** | | $417,000 | $417,000 | 3,240 | //2 | 2007 | 12,000 SF | |
| .06Mi. | **4003 BLACKWOOD CT** | **05/16/2016** | $459,100 | $459,100 | 3,764 | //1 | 2004 | 14,817 SF | |
| .06Mi. | **4020 BLACKWOOD CT** | **08/10/2018** | $479,900 | $479,900 | 2,308 | 9/3/2 | 2004 | 9,100 SF | |
| .06Mi. | **5120 GREENHEART DR** | **11/13/2008** | $396,000 | $396,000 | 2,658 | /4/2 | 2008 | 12,000 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 28% | Households Occupied by Owners: | 68% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.4 years old | Households: | 17,071 |
| Median Household Income: | $74,736 | Households w/Family: | 64% |
| Household Income Per Capita: | $36,188 | Households w/Family Married: | 51% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Perry Township Metropolitan School District | Students: | 16,835 |
| Number of Schools: | 17 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.68Mi. | **Southport High School**<br>Number of Students: 2,326<br>Student-Teacher Ratio: 20.15<br>Advanced Placement: Yes | D | Public | 9 - 12 |
| 1.28Mi. | **Southport 6th Grade Academy**<br>Number of Students: 660<br>Student-Teacher Ratio: 16.5 | B- | Public | 6 - 6 |
| 3.05Mi. | **Mary Bryan Elementary School**<br>Number of Students: 1,000<br>Student-Teacher Ratio: 18.18 | C+ | Public | 1 - 5 |
| 1.24Mi. | **Southport Middle School**<br>Number of Students: 1,190<br>Student-Teacher Ratio: 17.92 | C+ | Public | 7 - 8 |

## Flood Report

The Subject Property of **3923 DAHOMA DR, INDIANAPOLIS, IN 46237-3842** 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** | 87% | LOWER |
| **BURGLARY** | 68% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 95% | SIMILAR |
| **FORCIBLE ROBBERY** | 81% | LOWER |
| **AGGRAVATED ASSAULT** | 65% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 71% | NOTABLY LOWER |
| **MURDER** | 79% | LOWER |
| **OVERALL** | 62% | NOTABLY LOWER |

## Disaster Alerts

No alerts noted

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

**OrderID: 94801610**

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Data deemed reliable, but not guaranteed.

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