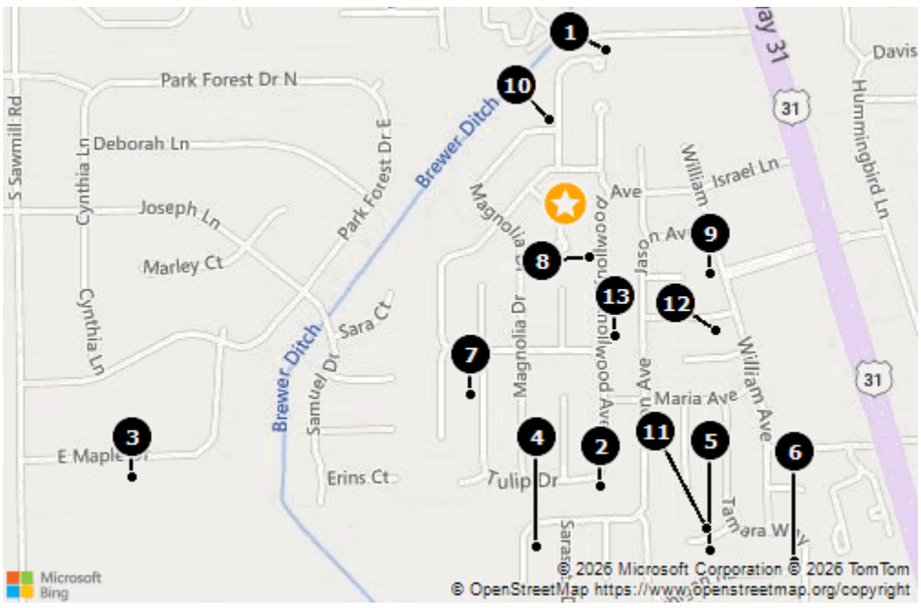
ICE SiteX Report

OrderID: 98671628

SiteX Property Information Report



Subject Property Location

4143 BEECHWOOD CT, FRANKLIN, IN 46131-8961

County:	**JOHNSON IN**	Census Tract:	180816105.021019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	41-05-28-042-015.000-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$269,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$247,480 - $290,520	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	29:FRANKLIN-PLEAS
Assd Land Value:	$32,000	Market Land Value:	$32,000	Tax Year:	2025
Assd Improvement:	$190,100	Market Improvment Value:	$190,100	Total Taxable Value:	$2,399
Total Assessed Value:	$222,100	Total Assessor Market Value:	$222,100	Delinquent Year:	
				Tax Account ID:	00001069023
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 470 Section: 3 District: 0007 Map Ref: CLARK PLEASANT
Abbreviated Description: KNOLLWOOD FARMS SEC 3 WEST LOT 470
City/Muni/Twp: PLEASANT TOWNSHIP

Property Characteristics

Lot Size:	11,587 SF	Bedrooms:	3	Pool:	
Building Area:	1488 SF	Baths:	2	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	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:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/05/2003	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 470 Section: 3 District: 0007 Map Ref: CLARK PLEASANT
Abbreviated Description: KNOLLWOOD FARMS SEC 3 WEST LOT 470
City/Muni/Twp: PLEASANT TOWNSHIP

Area Sales Analysis

Total Area Sales	$466,000	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	1,568 SF	Median Year Built	1994
Price Range - 2 Yrs	to $266,000	Age Range	25 years to 53 years
Median Value		Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**4256 SYCAMORE CT** **FRANKLIN, IN 46131-7766**	09/25/2026			1724	7/3/2	1995	13,678 SF	

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APN: 41-05-28-042-092.000-029 Document #: 2026-020042
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 409 MapRef: PC C PG 716 Abbreviated Description: Lot:409 Map Ref:PC C PG 716

2	.36Mi.	**1503 TULIP DR**	09/21/2026	$266,000	$169	1568	7/3/2	1999	13,896 SF	
		FRANKLIN, IN 46131-7436								

APN: 41-05-33-012-081.000-009 Document #: 2026-019713
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 583 MapRef: IN 1999003933 Abbreviated Description: Lot:583 Map Ref:IN 1999003933

3	.65Mi.	**69 E MAPLE DR**	08/31/2026			3314	8/4/3	1973	44,562 SF	
		FRANKLIN, IN 46131-9605								

APN: 41-05-33-022-004.000-014 Document #: 2026-017916
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Section: 33 MapRef: PB 6 PG 27 Sec/Twnship/Range: NW4 T13N R04E Abbreviated Description: Lot:6 Section:33 Map Ref:PB 6 PG 27Sec/Twnship/Range:NW4 T13N R04E

4	.43Mi.	**3955 PEBBLE BEACH CT**	08/18/2026			1653	6/4/3	1994	7,623 SF	
		FRANKLIN, IN 46131-8514								

APN: 41-05-33-012-023.000-009 Document #: 2026-016853
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 332 MapRef: IN 93-020232 Abbreviated Description: Lot:332 Map Ref:IN 93-020232

5	.47Mi.	**1459 SCARLET CT**	08/10/2026	$200,000	$166	1200	5/3/2	1993	7,492 SF	
		FRANKLIN, IN 46131-8528								

APN: 41-05-33-011-053.000-009 Document #: 2026-016239
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 212 MapRef: IN 92014569 Abbreviated Description: Lot:212 Map Ref:IN 92014569

6	.53Mi.	**1410 MICHIGAN RD**	02/19/2026			1712	6/3/2	1993	9,453 SF	
		FRANKLIN, IN 46131-8508								

APN: 41-05-33-011-150.000-009 Document #: 2026-003184
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 309 Section: 2 MapRef: INS 92019145 Abbreviated Description: Lot:309 Section:2 Map Ref:INS 92019145

7	.27Mi.	**4038 DOGWOOD LN**	02/09/2026			1200	4/3/2	2001	7,449 SF	
		FRANKLIN, IN 46131-7432								

APN: 41-05-28-043-173.000-029 Document #: 2026-002627
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 625 Section: 5 MapRef: INS 1999032816 Abbreviated Description: Lot:625 Section:5 Map Ref:INS 1999032816

8	.07Mi.	**4108 KNOLLWOOD AVE**	01/09/2026			1400	5/3/2	1996	7,492 SF	
		FRANKLIN, IN 46131-7941								

APN: 41-05-28-043-005.000-029 Document #: 2026-000455
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 483 MapRef: PC C PG 654 Abbreviated Description: Lot:483 Map Ref:PC C PG 654

9	.2Mi.	**4128 WILLIAM AVE**	12/29/2025			1304	5/3/2	1990	7,405 SF	
		FRANKLIN, IN 46131-8827								

APN: 41-05-28-044-022.000-029 Document #: 2025-025674
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Section: 1 Subdivision: KNOLLWOOD FARMS SUB MapRef: PC C PG 451 Abbreviated Description: Lot:12 Section:1 Subdivision:KNOLLWOOD FARMS SUB Map Ref:PC C PG 451

10	.11Mi.	**4204 SYCAMORE CT**	11/13/2025			1180	6/3/2	1998	9,409 SF	
		FRANKLIN, IN 46131-7761								

APN: 41-05-28-042-082.000-029 Document #: 2025-022942
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 419 Section: 4 MapRef: INS 95013838 Abbreviated Description: Lot:419 Section:4 Map Ref:INS 95013838

11	.44Mi.	**1458 SCARLET CT**	06/13/2025			1865	6/3/2	1993	9,757 SF	
		FRANKLIN, IN 46131-8528								

APN: 41-05-33-011-046.000-009 Document #: 2025-010984
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 205 Section: 2 MapRef: PB C PG 543 Abbreviated Description: Lot:205 Section:2 Map Ref:PB C PG 543

12	.25Mi.	**1451 REBECCA LN**	05/22/2025			1200	4/3/2	1990	8,276 SF	
		FRANKLIN, IN 46131-9574								

APN: 41-05-28-044-010.000-029 Document #: 2025-009549
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 149 Subdivision: KNOLLWOOD FARMS SUB MapRef: PC C PG 451A Abbreviated Description: Lot:149 Subdivision:KNOLLWOOD FARMS SUB Map Ref:PC C PG 451A

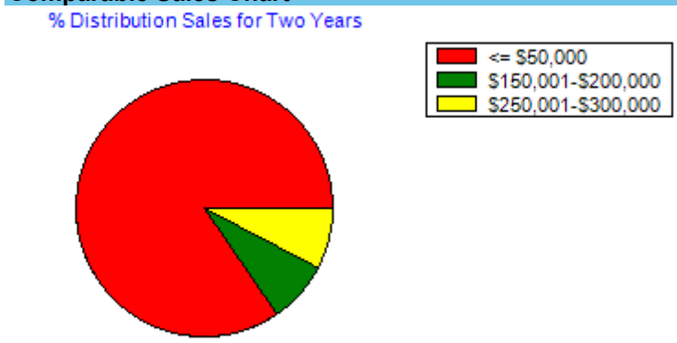
13	.18Mi.	**4057 KNOLLWOOD AVE**	05/16/2025			2168	7/3/2	1999	7,492 SF	AboveGround
		FRANKLIN, IN 46131-7426								

APN: 41-05-28-043-112.000-029 Document #: 2025-009056
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 497 Section: 5 MapRef: PC D PG 121 A & B Abbreviated Description: Lot:497 Section:5 Map Ref:PC D PG 121 A & B

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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.	**4143 BEECHWOOD CT**	**02/05/2003**	$222,100	$222,100	1,488	6/3/2	1994	11,587 SF	
.01Mi.	**4149 BEECHWOOD CT**	**09/14/2023**	$199,800	$199,800	1,135	5/3/2	1996	9,583 SF	AboveGround
.01Mi.	**4135 BEECHWOOD CT**	**09/24/2019**	$211,200	$211,200	1,478	5/3/2	1995	9,104 SF	
.03Mi.	**4209 FAIROAKS DR**	**09/09/2016**	$266,800	$266,800	1,124	8/4/3	1995	7,492 SF	
.03Mi.	**4148 KNOLLWOOD AVE**	**10/29/2020**	$233,800	$233,800	1,728	6/3/2	1995	10,411 SF	
.03Mi.	**4123 BEECHWOOD CT**	**03/19/2018**	$197,600	$197,600	1,138	6/3/2	1994	8,276 SF	
.03Mi.	**4154 KNOLLWOOD AVE**	**05/21/2004**	$233,900	$233,900	1,728	6/3/2	1995	13,373 SF	AboveGround
.03Mi.	**4187 FAIROAKS DR**	**07/29/2020**	$195,100	$195,100	1,144	6/3/2	1995	9,583 SF	
.03Mi.	**4157 BEECHWOOD CT**	**08/01/2019**	$194,500	$194,500	1,082	6/3/1	1994	11,195 SF	
.03Mi.	**4140 KNOLLWOOD AVE**	**10/13/1995**	$193,900	$193,900	1,127	5/3/2	1995	8,843 SF	
.03Mi.	**4217 FAIROAKS DR**	**08/31/2015**	$185,100	$185,100	1,516	7/3/1	1996	7,492 SF	
.04Mi.	**4144 BEECHWOOD CT**	**07/13/2007**	$224,900	$224,900	1,628	5/3/2	1995	9,540 SF	AboveGround
.04Mi.	**4126 BEECHWOOD CT**	**10/02/2020**	$201,700	$201,700	1,248	5/3/2	1995	9,060 SF	
.04Mi.	**4132 KNOLLWOOD AVE**	**12/07/2020**	$187,900	$187,900	1,090	7/3/1	1996	7,928 SF	
.04Mi.	**4225 FAIROAKS DR**	**08/10/2019**	$233,200	$233,200	1,682	6/3/2	1995	11,543 SF	
.04Mi.	**4119 BEECHWOOD CT**	**06/06/2013**	$175,800	$175,800	1,005	4/2/1	1996	8,015 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	37.7 years old	Households:	14,110
Median Household Income:	$80,085	Households w/Family:	69%
Household Income Per Capita:	$38,027	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Clark-Pleasant Community School Corporation	Students:	7,179
Number of Schools:	8	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.47Mi.	**Grassy Creek Elementary School** Number of Students: 847 Student-Teacher Ratio: 15.66	B+	Public	KG - 5
0.97Mi.	**Whiteland Elementary School** Number of Students: 370 Student-Teacher Ratio: 12.71	A	Public	KG - 5
0.85Mi.	**Whiteland Community High School** Number of Students: 2,144 Student-Teacher Ratio: 17.75 Advanced Placement: Yes	NA	Public	9 - 12
1.04Mi.	**Clark Pleasant Middle School** Number of Students: 1,690 Student-Teacher Ratio: 16.61	B+	Public	6 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	100%	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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