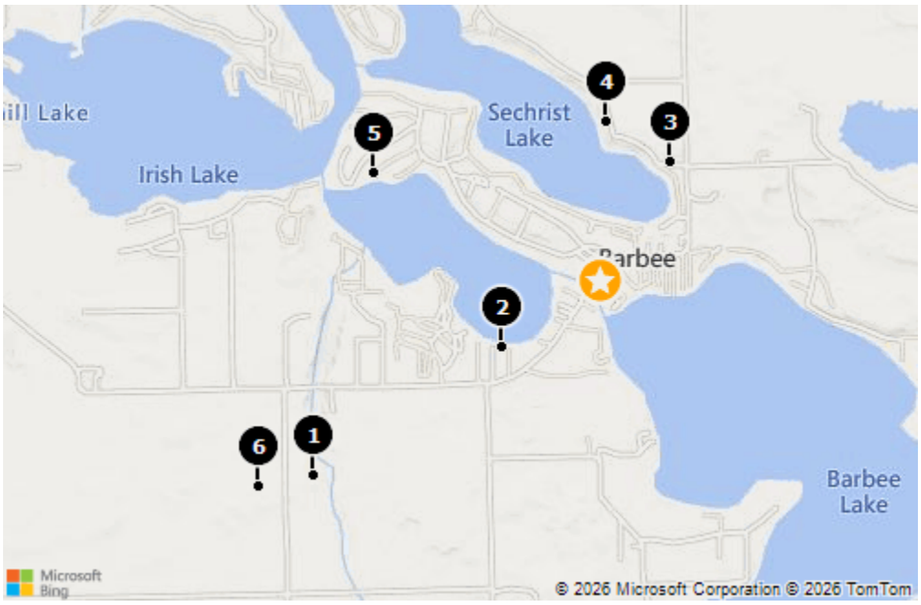
ICE SiteX Report

OrderID: 98692472

SiteX Property Information Report



Subject Property Location

4 EMS B64 LN, WARSAW, IN 46582-6668

County:	**KOSCIUSKO IN**	Census Tract:	180859615.001018
Property Use:	Single Family Residential	Zoning:	RESID
Parcel Number:	43-08-28-100-380.000-023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$104,000**	FSD:	16	Common Confidence Score:	49
Value Range:	$87,360 - $120,640	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	23:TIPPECANOE TWP
Assd Land Value:	$19,200	Market Land Value:	$19,200	Tax Year:	2025
Assd Improvement:	$53,500	Market Improvment Value:	$53,500	Total Taxable Value:	$549
Total Assessed Value:	$72,700	Total Assessor Market Value:	$72,700	Delinquent Year:	
				Tax Account ID:	00000014477
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 0013 Map Ref: MP 005-109-205 Sec/Twnship/Range: SEC 28 TWN 33 RNG 7

Abbreviated Description:	5-109-205 PT NE 28-33-7 .06A
City/Muni/Twp:	TIPPECANOE TOWNSHIP

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:	2	Pool:	
Building Area:	659 SF	Baths:	1	Fireplace:	
Year Built:	1933	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	N/A
Document #:	2021080852 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2020	Sales Price:	N/A
Document #:	2020111345 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/04/2020	Loan Amount:	N/A
Document #:	2020110187 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/25/2019	Sales Price:	$21,600
Document #:	2019111058 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	10/30/2019	Sales Price:	$69,900
Document #:	2019101534 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/25/2019		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4 S28T33NR07E

Prior Transfer

Recording Date:	10/30/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 0013 Map Ref: MP 005-109-205 Sec/Twnship/Range: SEC 28 TWN 33 RNG 7
Abbreviated Description: 5-109-205 PT NE 28-33-7 .06A
City/Muni/Twp: TIPPECANOE TOWNSHIP

Prior Transfer

Recording Date:	12/27/2017	Sales Price:	$15,642
Document #:	2017120971 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2016	Loan Amount:	N/A
Document #:	2016050871 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/28/2046	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: NE4 S28T33NR07E

Prior Transfer

Recording Date:	09/16/2009	Sales Price:	N/A
Document #:	2009090660 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/08/2005	Sales Price:	N/A
Document #:	200500009711 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2005		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4 S28T33NR07E

Area Sales Analysis

Total Area Sales	$45,000	Median # of Bedrooms	3.5
Median Lot Size	9,657 SF	Median # of Baths	2
Median Living Area	1,540 SF	Median Year Built	1962
Price Range - 2 Yrs	to $45,000	Age Range	32 years to 89 years
Median Value		Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.85Mi.	**3294 N 600 E** **WARSAW, IN 46582-8030**	09/21/2026			3360	12/4/2	1994	291,418 SF	
		APN: 43-08-28-300-160.000-023 Document #: 2026090820 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NW4SW4 S28T33NR07E Abbreviated Description: Sec/Twnship/Range:SW4NW4SW4 S28T33NR07E								
2	.29Mi.	**43 EMS B73 LN** **WARSAW, IN 46582-6674**	09/17/2026			578	5/2/1	1937	6,320 SF	
		APN: 43-08-28-100-537.000-023 Document #: 2026090743 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: LAKE VIEW PARK MapRef: MB 3 PG 309 Abbreviated Description: Lot:2 Block:1 Subdivision:LAKE VIEW PARK Map Ref:MB 3 PG 309								
3	.34Mi.	**24 EMS B48 LN** **WARSAW, IN 46582-6631**	09/15/2026			1532	9/4/2	1953	6,000 SF	
		APN: 43-08-21-200-652.000-023 Document #: 2026090648 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SECHRIST PARK MapRef: MB 4 PG 17 Abbreviated Description: Lot:21 Subdivision:SECHRIST PARK Map Ref:MB 4 PG 17								
4	.39Mi.	**129 EMS B48 LN** **WARSAW, IN 46582-6632**	11/04/2025			1548	9/3/2	1948	12,993 SF	
		APN: 43-08-21-200-518.000-023 Document #: 2025110067 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Section: 21 Subdivision: OAK HILL MapRef: MB 3 PG 406 Sec/Twnship/Range: S21T33NR07E Abbreviated Description: Lot:3&4 Section:21 Subdivision:OAK HILL Map Ref:MB 3 PG 406Sec/Twnship/Range:S21T33NR07E								
5	.61Mi.	**66 EMS B61H LN** **WARSAW, IN 46582-6660**	10/08/2025			924	5/2/2	1972	3,416 SF	
		APN: 43-08-28-400-004.000-023 Document #: 2025100306 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: FIFTH ADDITION TO SHORE ACRES ON LITTLE BARBEE LAK MapRef: MB 4 PG 118 Abbreviated Description: Lot:13 Subdivision:FIFTH ADDITION TO SHORE ACRES ON LITTLE BARBEE LAK Map Ref:MB 4 PG 118								
6	.96Mi.	**3321 N 600 E**	08/08/2025	$45,000	$22	2007	10/4/2	1994	212,138 SF	

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WARSAW, IN 46582-8031
APN: 43-08-29-200-177.000-023 Document #: 2025080285
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S12T31NR6E Abbreviated Description: Sec/Twnship/Range:S12T31NR6E

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.	**4 EMS B64 LN**	**10/30/2019**	$72,700	$72,700	659	4/2/1	1933	2,500 SF	
.01Mi.	**11 EMS B63 LN**	**06/04/1991**	$82,000	$82,000	656	5/3/1	1948	2,500 SF	
.01Mi.	**5 EMS B64 LN**	**09/24/2004**	$124,100	$124,100	668	3/1/1	1928	2,720 SF	
.02Mi.	**13 EMS B64 LN**	**01/27/2005**	$196,600	$196,600	600	5/1/1	1954	4,818 SF	
.02Mi.	**6 EMS B63 LN**	**05/26/2004**	$138,700	$138,700	810	4/2/1	1923	6,391 SF	
.03Mi.	**3693 N BARBEE RD**	**11/08/2024**	$446,300	$446,300	2,880	9/3/4	2000	14,552 SF	
.03Mi.	**3697 N BARBEE RD**	**04/04/2018**	$158,400	$158,400	1,088	4/2/1	1990	4,029 SF	
.03Mi.	**19 EMS B64 LN**	**08/24/2009**	$293,500	$293,500	1,588	7/2/2	1948	4,450 SF	
.03Mi.	**26 EMS B64 LN**	**06/07/2019**	$298,100	$298,100	1,952	8/3/2	1955	14,700 SF	
.04Mi.	**3707 N BARBEE RD**	**10/11/2004**	$172,900	$172,900	1,454	6/3/1	1922	10,370 SF	
.04Mi.	**17 EMS B62 LN**	**05/24/2022**	$214,200	$214,200	1,136	3/2/2	1940	10,458 SF	
.05Mi.	**3666 N BARBEE RD**	**07/31/2015**	$187,300	$187,300	672	6/3/1	1930	5,060 SF	
.05Mi.	**29 EMS B64 LN**	**03/01/2023**	$242,200	$242,200	792	6/2/1	1950	4,750 SF	
.05Mi.	**3665 N BARBEE RD**	**06/12/2023**	$413,700	$413,700	601	5/2/1	1927	10,176 SF	
.05Mi.	**73 EMS B61 LN**	**07/24/2024**	$46,300	$46,300	348	/1/1	2024		
.05Mi.	**73 EMS B61 LN**	**07/24/2024**	$70,600	$70,600	600	/2/2	2024		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	36.1 years old	Households:	5,305
Median Household Income:	$72,363	Households w/Family:	64%
Household Income Per Capita:	$33,653	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Wawasee Community School Corporation	Students:	2,638
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.09Mi.	**Wawasee Middle School** Number of Students: 608 Student-Teacher Ratio: 16.23	C	Public	6 - 8
9.09Mi.	**Wawasee High School** Number of Students: 836 Student-Teacher Ratio: 13.39 Advanced Placement: Yes	NA	Public	9 - 12
2.08Mi.	**North Webster Elementary School** Number of Students: 430 Student-Teacher Ratio: 14.85	B+	Public	PK - 5

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Flood Report

The Subject Property of **4 EMS B64 LN, WARSAW, IN 46582-6668** 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	121%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	107%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

1/23/2026 - Severe Winter Storm 8/11/2026 - Severe Tornados, Flooding

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