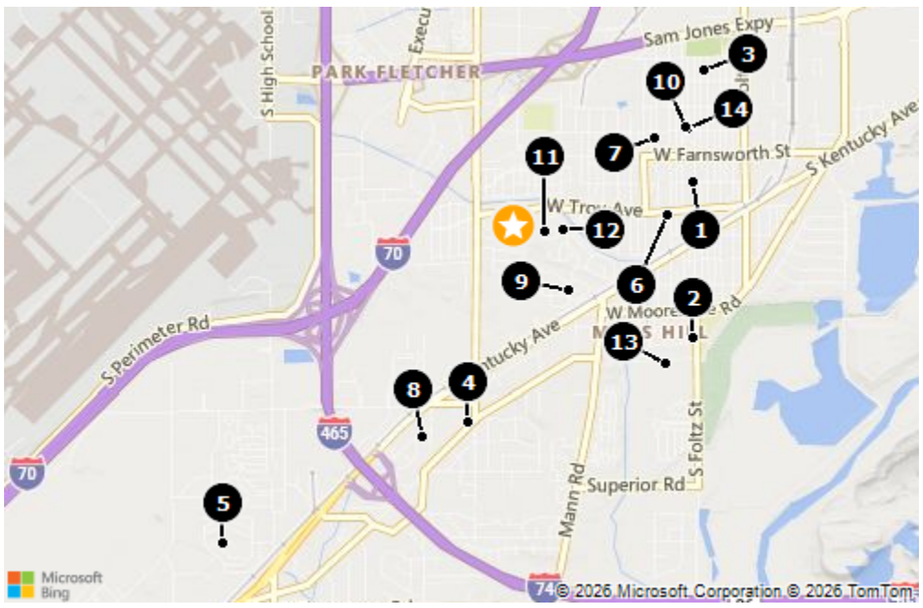
ICE SiteX Report

OrderID: 97781187

SiteX Property Information Report



Subject Property Location

5045 HODSON DR, INDIANAPOLIS, IN 46241-6107

County:	**MARION IN**	Census Tract:	180973702.032010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	49-11-30-104-048.000-200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$191,360 - $224,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	200:DECATUR TOWNSH
Assd Land Value:	$11,700	Market Land Value:	$11,700	Tax Year:	2025
Assd Improvement:	$192,200	Market Improvment Value:	$192,200	Total Taxable Value:	$4,606
Total Assessed Value:	$203,900	Total Assessor Market Value:	$203,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 300 District: 0002 Subdivision: SEERLEY CREEK SEC 2
Abbreviated Description: SEERLEY CREEK SEC 2 L052
City/Muni/Twp: DECATUR TOWNSHIP

Property Characteristics

Lot Size:	5,314 SF	Bedrooms:	3	Pool:	
Building Area:	1239 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2025	Loan Amount:	N/A
Document #:	A202500016293 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 52 Subdivision: SEERLEY CREEK SUB SEC 2 SUB

Mortgage Record

Recording Date:	06/12/2024	Loan Amount:	N/A
Document #:	A202400046219 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 52 Section: 2 Subdivision: SEERLEY CREEK SUB

Prior Transfer

Recording Date:	03/03/2023	Sales Price:	$168,884
Document #:	A202300016243 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 97781187

Document #:	A202200064539 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/28/2022		
Document Type:			

Legal Description:
Lot: 52 Section: 02 Subdivision: SEERLEY CREEK SUB

Prior Transfer

Recording Date:	06/06/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 300 District: 0002 Subdivision: SEERLEY CREEK SEC 2
Abbreviated Description: SEERLEY CREEK SEC 2 L052
City/Muni/Twp: DECATUR TOWNSHIP

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	$173,500
Document #:	A202200054707 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/28/2022		
Document Type:			

Legal Description:
Lot: 52 Section: 02 Subdivision: SEERLEY CREEK SUB SEC 2 Map Ref: IN 96167823

Prior Transfer

Recording Date:	10/10/2018	Sales Price:	$117,500
Document #:	A201800103552 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/03/2018		
Document Type:			

Legal Description:
Lot: 52 Section: 02 Subdivision: SEERLEY CREEK SUB Map Ref: IN 96167823

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$79,000
Document #:	A201800049670 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/16/2018		
Document Type:			

Legal Description:
Lot: 52 Subdivision: SEERLEY CREEK SUB SEC TWO Map Ref: IN 96 167823

Mortgage Record

Recording Date:	05/28/2009	Loan Amount:	N/A
Document #:	2009-0057552 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 52 Subdivision: SEERLEY CREEK SUBDIVISION SECTION TWO

Area Sales Analysis

Total Area Sales	$481,000	Median # of Bedrooms	3
Median Lot Size	8,647 SF	Median # of Baths	
Median Living Area	1,246 SF	Median Year Built	1959
Price Range - 2 Yrs	to $186,000	Age Range	25 years to 89 years
Median Value		Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.92Mi.	**2862 FOLTZ ST** **INDIANAPOLIS, IN 46241-5906**	04/09/2026			1044	6/3/	1962	5,097 SF	
	APN: 49-11-20-108-034.000-900 Document #: A202600029091 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1156 MapRef: PB 16 PG 147 Abbreviated Description: Lot:1156 Map Ref:PB 16 PG 147									
2	1.05Mi.	**3460 FOLTZ ST** **INDIANAPOLIS, IN 46221-2332**	04/03/2026			1440	7/3/	1955	13,983 SF	
	APN: 49-11-29-101-025.000-200 Document #: A202600027320 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Section: 01 MapRef: PB 29 PG 84 Abbreviated Description: Lot:6 Section:01 Map Ref:PB 29 PG 84									
3	1.23Mi.	**2434 MARS HILL ST** **INDIANAPOLIS, IN 46241-5227**	03/27/2026			1656	5/3/1	1948	5,184 SF	
	APN: 49-11-20-118-081.000-900 Document #: A202600025148 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1366 MapRef: PB 16 PG 147 Abbreviated Description: Lot:1366 Map Ref:PB 16 PG 147									
4	1.01Mi.	**5312 W MOORESVILLE RD** **INDIANAPOLIS, IN 46221-3012**	03/23/2026			840	6/2/	1950	21,780 SF	
	APN: 49-12-36-122-026.000-200 Document #: A202600023199 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 36 Sec/Twnship/Range: NE4 T15N R02E Abbreviated Description: Section:36 Sec/Twnship/Range:NE4 T15N R02E									
5	.34Mi.	**4659 TEMPE CT** **INDIANAPOLIS, IN 46241-6230**	03/16/2026			1648	8/3/2	1979	9,714 SF	
	APN: 49-11-30-113-003.000-200 Document #: A202600021525 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 134 Section: 3 Subdivision: SOUTHWEST HILLS SEC 3 SUB MapRef: IN 7765996 Abbreviated Description: Lot:134 Section:3 Subdivision:SOUTHWEST HILLS SEC 3 SUB Map Ref:IN 7765996									
6	.77Mi.	**3002 S RYBOLT AVE** **INDIANAPOLIS, IN 46241-6320**	03/09/2026	$85,000	$69	1230	6/3/	1947	5,968 SF	
	APN: 49-11-29-111-296.000-200 Document #: A202600018923									

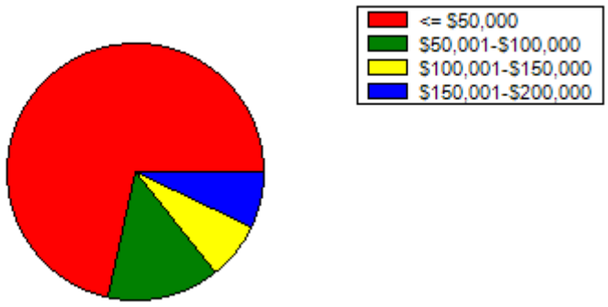
ICE SiteX Report

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	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 584 MapRef: PB 16 PG 147-150 Abbreviated Description: Lot:584 Map Ref:PB 16 PG 147-150								
7	.83Mi.	**2704 S LYONS AVE**	02/23/2026			700	5/2/	1948	10,411 SF
		INDIANAPOLIS, IN 46241-5743							
	APN: 49-11-20-119-052.000-900 Document #: A202600014368								
	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 266 267 MapRef: PB 16 PG 147 Abbreviated Description: Lot:266 267 Map Ref:PB 16 PG 147								
8	1.14Mi.	**5465 VARNA DR**	02/09/2026			816	6/3/1	1959	26,223 SF
		INDIANAPOLIS, IN 46221-3035							
	APN: 49-12-36-112-005.000-200 Document #: A202600010689								
	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 105 106 MapRef: PB 30 PG 320 Abbreviated Description: Lot:105 106 Map Ref:PB 30 PG 320								
9	.42Mi.	**3344 SOUTHWEST DR**	02/03/2026	$186,000	$147	1262	8/3/1	1969	7,579 SF
		INDIANAPOLIS, IN 46241-6543							
	APN: 49-11-30-102-003.000-200 Document #: A202600008721								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 80 Subdivision: SOUTHWEST HILLS SEC TWO SUB MapRef: IN 68-50220 Abbreviated Description: Lot:80 Subdivision:SOUTHWEST HILLS SEC TWO SUB Map Ref:IN 68-50220								
10	.99Mi.	**2645 COLLIER ST**	01/14/2026	$60,000	$50	1196	6/3/	1937	5,184 SF
		INDIANAPOLIS, IN 46241-5701							
	APN: 49-11-20-119-405.000-900 Document #: A202600003761								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 1040 MapRef: PB 16 PG 147 Abbreviated Description: Lot:1040 Map Ref:PB 16 PG 147								
11	.15Mi.	**3103 CARLSBAD LN**	12/29/2025			1624	8/3/2	1991	6,839 SF
		INDIANAPOLIS, IN 46241-6367							
	APN: 49-11-30-125-019.000-200 Document #: A202500110967								
	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 327 Section: 07 Subdivision: SOUTHWEST HILLS SEC 07 SUB MapRef: IN 89-83555 Abbreviated Description: Lot:327 Section:07 Subdivision:SOUTHWEST HILLS SEC 07 SUB Map Ref:IN 89-83555								
12	.25Mi.	**3046 SOUTHWEST DR**	12/12/2025	$150,000	$77	1947	12/3/3	1990	10,411 SF
		INDIANAPOLIS, IN 46241-6262							
	APN: 49-11-30-117-001.000-200 Document #: A202500106860								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 220 Section: 4 Subdivision: SOUTHWEST HILLS SEC IV SUB MapRef: IN 89-46903 Abbreviated Description: Lot:220 Section:4 Subdivision:SOUTHWEST HILLS SEC IV SUB Map Ref:IN 89-46903								
13	1.03Mi.	**4111 STANDISH DR**	12/12/2025			1428	7/3/	1959	11,979 SF
		INDIANAPOLIS, IN 46221-2438							
	APN: 49-11-29-102-047.000-200 Document #: A202500106756								
	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 101 Section: 2 MapRef: PB 30 PG 15-16 Abbreviated Description: Lot:101 Section:2 Map Ref:PB 30 PG 15-16								
14	.99Mi.	**2649 COLLIER ST**	12/08/2025			1127	//	2001	5,184 SF
		INDIANAPOLIS, IN 46241-5701							
	APN: 49-11-20-119-426.000-900 Document #: A202500104826								
	Document Type: Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 1039 MapRef: PB 16 PG 147 Abbreviated Description: Lot:1039 Map Ref:PB 16 PG 147								

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.

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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.	**5045 HODSON DR**	**06/06/2022**	$203,900	$203,900	1,239	7/3/2	1997	5,314 SF	
.01Mi.	**5051 HODSON DR**		$185,300	$185,300	1,012	8/3/2	2006	5,401 SF	
.01Mi.	**5039 HODSON DR**		$209,200	$209,200	1,154	7/3/1	1997	8,059 SF	
.02Mi.	**3116 HODSON CT**		$212,000	$212,000	1,325	8/3/3	1997	6,839 SF	
.02Mi.	**3041 BENNY LN**	**02/12/2019**	$213,300	$213,300	1,526	8/3/2	1998	5,837 SF	
.02Mi.	**3047 BENNY LN**		$198,000	$198,000	1,051	8/3/2	1997	5,053 SF	
.02Mi.	**5061 HODSON DR**	**11/20/2020**	$210,700	$210,700	1,212	8/3/2	1997	7,144 SF	
.03Mi.	**3053 BENNY LN**	**01/20/2021**	$213,700	$213,700	1,379	9/3/2	1998	5,009 SF	
.03Mi.	**5044 HODSON DR**	**10/23/2019**	$223,900	$223,900	1,336	8/3/2	2005	5,009 SF	
.03Mi.	**5038 HODSON DR**		$200,500	$200,500	1,228	7/3/1	1998	5,009 SF	
.03Mi.	**5050 HODSON DR**	**03/27/2019**	$184,100	$184,100	1,051	7/3/2	1997	5,009 SF	
.03Mi.	**3105 BENNY LN**		$187,200	$187,200	1,009	7/3/2	1995	5,009 SF	
.04Mi.	**5032 HODSON DR**		$208,300	$208,300	1,283	7/3/2	1999	5,009 SF	
.04Mi.	**3120 HODSON CT**		$174,500	$174,500	1,332	7/3/2	1997	8,451 SF	
.04Mi.	**5056 HODSON DR**		$198,800	$198,800	1,164	8/3/2	1998	5,489 SF	
.04Mi.	**3111 BENNY LN**	**11/18/2024**	$187,400	$187,400	988	9/3/2	1995	5,009 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	32.3 years old	Households:	12,266
Median Household Income:	$51,116	Households w/Family:	70%
Household Income Per Capita:	$21,662	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Decatur Township Metropolitan School District	Students:	6,485
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.56Mi.	**Blue Academy Elementary School** Number of Students: 687 Student-Teacher Ratio: 15.27	B-	Public	1 - 6
2.63Mi.	**Decatur Central High School** Number of Students: 1,974 Student-Teacher Ratio: 15.07 Advanced Placement: Yes	D+	Public	9 - 12
0.39Mi.	**Liberty Early Elementary School** Number of Students: 583 Student-Teacher Ratio: 13.88	D-	Public	PK - KG
2.45Mi.	**Decatur Middle School** Number of Students: 1,000 Student-Teacher Ratio: 15.63	C-	Public	7 - 8

Flood Report

The Subject Property of **5045 HODSON DR, INDIANAPOLIS, IN 46241-6107** 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	112%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	84%	LOWER
OVERALL	86%	LOWER

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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ICE SiteX Report

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