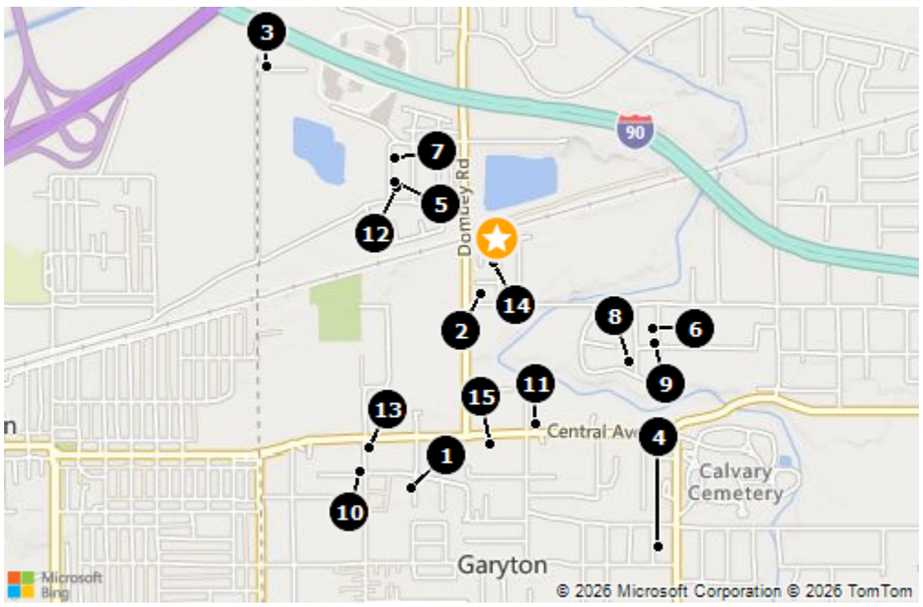
ICE SiteX Report

OrderID: 98264759

SiteX Property Information Report



Subject Property Location

5294 LYNDELL AVE, PORTAGE, IN 46368-1812

County:	**PORTER IN**	Census Tract:	181270505.011007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	64-05-10-452-006.000-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$237,630 - $296,370	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	8:PORTAGE-PORTAGE
Assd Land Value:	$33,700	Market Land Value:	$33,700	Tax Year:	2025
Assd Improvement:	$163,600	Market Improvment Value:	$163,600	Total Taxable Value:	$1,796
Total Assessed Value:	$197,300	Total Assessor Market Value:	$197,300	Delinquent Year:	
				Tax Account ID:	00000947762
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 District: 0008 Subdivision: CASTLE ESTATES UNIT 1 Map Ref: MP 08-051

Abbreviated Description:	CASTLE ESTATES UNIT 1 LOT 24
City/Muni/Twp:	PORTAGE TOWNSHIP

Property Characteristics

Lot Size:	10,530 SF	Bedrooms:	3	Pool:	AboveGround
Building Area:	1686 SF	Baths:	1	Fireplace:	
Year Built:	1979	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	3	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	N/A
Document #:	2024-020480 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	$119,000
Document #:	2022-010492 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	2022-009551 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	$230,000
Document #:	2022-008831 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/20/2022		

ICE SiteX Report

OrderID: 98264759

Document Type:
Legal Description:
Lot: 24 Subdivision: CASTLE ESTATES Legal Unit: 1 Map Ref: FILE 16-C-3
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 District: 0008 Subdivision: CASTLE ESTATES UNIT 1 Map Ref: MP 08-051
Abbreviated Description: CASTLE ESTATES UNIT 1 LOT 24
City/Muni/Twp: PORTAGE TOWNSHIP

Prior Transfer

Recording Date:	11/27/2018	Sales Price:	$119,000
Document #:	2018-026655 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/2018	Sales Price:	$119,000
Document #:	2018-005640 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/29/2015	Loan Amount:	N/A
Document #:	2015-014673 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 24 Subdivision: CASTLE ESTATES Legal Unit: 1
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	04/28/2014	Sales Price:	$119,000
Document #:	2014-007611 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/09/2012	Sales Price:	$119,000
Document #:	2012-011163 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2005	Sales Price:	N/A
Document #:	2005-004267 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/14/2004		
Document Type:			

Legal Description:
Lot: 24 Subdivision: CASTLE ESTATES UNIT 1
City/Muni/Twp: PORTAGE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	11,648 SF	Median # of Baths	1
Median Living Area	1,217 SF	Median Year Built	1954
Price Range - 2 Yrs		Age Range	48 years to 96 years
Median Value		Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**2718 HICKORY ST** **PORTAGE, IN 46368-2826**	08/10/2026			1144	6/3/1	1943	7,500 SF	AboveGround
		APN: 64-05-15-180-003.000-016 Document #: 2026-015833 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: 4TH ADDITION TO GARYTON MapRef: FILE 10-B-3 Abbreviated Description: Lot:3 Subdivision:4TH ADDITION TO GARYTON Map Ref:FILE 10-B-3City/Muni/Twp:GARYTON City/Muni/Twp: GARYTON								
2	.13Mi.	**5271 KINGS CT** **PORTAGE, IN 46368-1809**	08/04/2026			1413	6/3/2	1978	11,648 SF	
		APN: 64-05-10-454-001.000-016 Document #: 2026-015417 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CASTLE ESTATES UNIT 1 Abbreviated Description: Lot:7 Subdivision:CASTLE ESTATES UNIT 1 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE								
3	.69Mi.	**2207 COUNTY LINE RD** **PORTAGE, IN 46368-1497**	08/03/2026			1606	7/2/1	1937	34,456 SF	
		APN: 64-05-10-151-002.000-016 Document #: 2026-015311 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: GARDEN FARMS MapRef: MB 1 PG 535 Abbreviated Description: Lot:1 Block:1 Subdivision:GARDEN FARMS Map Ref:MB 1 PG 535City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE								

ICE SiteX Report

OrderID: 98264759

4	.84Mi.	**2789 BRANDT ST**	07/31/2026	1874	6/3/3	1930	17,290 SF	Yes

PORTAGE, IN 46368-3241
APN: 64-05-15-431-002.000-016 Document #: 2026-015148
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19-22 Block: 1 Subdivision: BRANDTS FIRST ADDITION Sec/Twnship/Range: NE4 S15T36NR07W 2PM Abbreviated Description: Lot:19-22 Block:1 Subdivision:BRANDTS FIRST ADDITION Sec/Twnship/Range:NE4 S15T36NR07W 2PM City/Muni/Twp:GARYTON City/Muni/Twp: GARYTON

5	.28Mi.	**2347 PLYMOUTH ST**	07/30/2026	560	4/2/1	1954	9,375 SF	

PORTAGE, IN 46368-1471
APN: 64-05-10-329-007.000-016 Document #: 2026-015039
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 50-52 Block: 3 Subdivision: COOLEYS FIRST ADDITION TO EAST GARY MapRef: DD I PG 477 Abbreviated Description: Lot:50-52 Block:3 Subdivision:COOLEYS FIRST ADDITION TO EAST GARY Map Ref:DD I PG 477City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

6	.43Mi.	**2526 WILLOWDALE RD**	07/24/2026	1626	5/3/1	1965	11,253 SF	AboveGround

PORTAGE, IN 46368-1840
APN: 64-05-15-228-014.000-016 Document #: 2026-014280
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 48&49 Subdivision: EVERGREEN MEADOWS UNIT NO 2 Abbreviated Description: Lot:48&49 Subdivision:EVERGREEN MEADOWS UNIT NO 2 Abbreviated Description:NORTH33FT LOT48&S60FT LOT49

7	.32Mi.	**2317 PLYMOUTH ST**	07/16/2026	1176	5/3/1	1956	12,500 SF	

PORTAGE, IN 46368-1471
APN: 64-05-10-329-003.000-016 Document #: 2026-013197
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37-40 Block: 3 Subdivision: COOLEYS FIRST ADDITION TO EAST GARY Abbreviated Description: Lot:37-40 Block:3 Subdivision:COOLEYS FIRST ADDITION TO EAST GARY City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

8	.44Mi.	**2568 BRANDT ST**	07/15/2026	1328	7/3/2	1968	8,833 SF	

PORTAGE, IN 46368-1842
APN: 64-05-15-227-034.000-016 Document #: 2026-013096
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: EVERGREEN MEADOWS UNIT NO 3 MapRef: MB 3 PG 100 Abbreviated Description: Lot:69 Subdivision:EVERGREEN MEADOWS UNIT NO 3 Map Ref:MB 3 PG 100City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

9	.45Mi.	**2546 WILLOWDALE RD**	07/14/2026	1107	7/3/1	1965	12,100 SF	AboveGround

PORTAGE, IN 46368-1840
APN: 64-05-15-228-013.000-016 Document #: 2026-012980
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46&47 Subdivision: EVERGREEN MEADOWS Legal Unit: 2 MapRef: MB 3 PG 39 Abbreviated Description: Lot:46&47 Subdivision:EVERGREEN MEADOWS Map Ref:MB 3 PG 39Abbreviated Description:SOUTH24FT LOT47

10	.65Mi.	**2700 BLAKE RD**	07/14/2026	1096	6/3/1	1949	5,200 SF	

PORTAGE, IN 46368-2728
APN: 64-05-15-154-024.000-016 Document #: 2026-012954
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: DOHERTYS 3RD ADDITION TO GARYTON MapRef: MB 10 PG 578 Abbreviated Description: Lot:1 Subdivision:DOHERTYS 3RD ADDITION TO GARYTON Map Ref:MB 10 PG 578City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

11	.4Mi.	**5332 CENTRAL AVE**	07/10/2026	887	6/2/1	1948	64,469 SF	

PORTAGE, IN 46368-2812
APN: 64-05-15-201-042.000-016 Document #: 2026-012799
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NE4 S15T36NR07W Abbreviated Description: Sec/Twnship/Range:W2NE4 S15T36NR07W

12	.28Mi.	**2355 PLYMOUTH ST**	07/09/2026	560	4/2/1	1954	9,375 SF	

PORTAGE, IN 46368-1471
APN: 64-05-10-329-008.000-016 Document #: 2026-012651
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53-55 Block: 3 Subdivision: COOLEYS FIRST ADDITION MapRef: PL I PG 477 Abbreviated Description: Lot:53-55 Block:3 Subdivision:COOLEYS FIRST ADDITION Map Ref:PL I PG 477City/Muni/Twp:EAST GARY City/Muni/Twp: EAST GARY

13	.59Mi.	**5135 CENTRAL AVE**	07/01/2026	1508	6/3/1	1938	23,635 SF	

PORTAGE, IN 46368-2858
APN: 64-05-15-178-001.000-016 Document #: 2026-012019
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

14	.06Mi.	**2450 CLYDIA ST**	06/30/2026	1416	6/3/2	1978	10,000 SF	AboveGround

PORTAGE, IN 46368-1802
APN: 64-05-10-453-009.000-016 Document #: 2026-011893
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: CASTLE ESTATES UNIT 1 MapRef: FILE 16-C-3 Abbreviated Description: Lot:13 Subdivision:CASTLE ESTATES UNIT 1 Map Ref:FILE 16-C-3City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

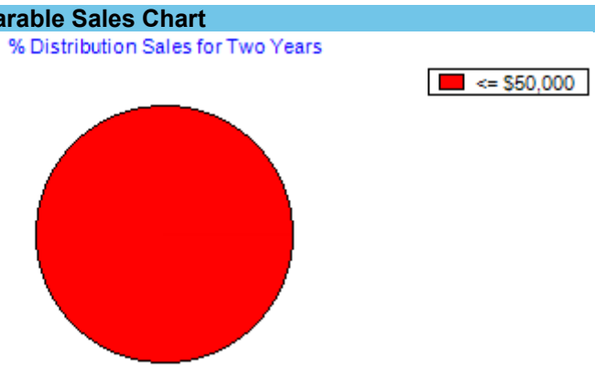
15	.5Mi.	**5279 CENTRAL AVE**	06/29/2026	1217	5/2/1	1941	18,320 SF	

PORTAGE, IN 46368-2855
APN: 64-05-15-251-004.000-016 Document #: 2026-011791
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: COOLEYS 2ND ADDITION TO EAST GARY MapRef: MB J PG 235 Abbreviated Description: Lot:12 Subdivision:COOLEYS 2ND ADDITION TO EAST GARY Map Ref:MB J PG 235City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

ICE SiteX Report

OrderID: 98264759

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.	**5294 LYNDELL AVE**	**04/21/2022**	$197,300	$197,300	1,686	5/3/1	1979	10,530 SF	AboveGround
.02Mi.	**5286 LYNDELL AVE**	**07/16/2004**	$194,400	$194,400	1,614	6/3/1	1978	10,530 SF	
.02Mi.	**5300 LYNDELL AVE**		$282,300	$282,300	2,878	7/3/2	1978	10,530 SF	
.03Mi.	**5280 LYNDELL AVE**	**10/16/1997**	$192,900	$192,900	1,320	6/3/2	1979	10,368 SF	
.03Mi.	**5308 LYNDELL AVE**	**06/28/2018**	$164,100	$164,100	988	5/3/1	1979	10,530 SF	AboveGround
.03Mi.	**5299 LYNDELL AVE**	**07/01/1996**	$184,800	$184,800	1,120	5/3/1	1980	8,742 SF	
.04Mi.	**2442 CLYDIA ST**	**12/28/2012**	$188,800	$188,800	1,324	6/3/1	1979	9,680 SF	
.05Mi.	**5316 LYNDELL AVE**	**10/28/2020**	$215,100	$215,100	1,308	5/3/1	1979	10,400 SF	
.05Mi.	**2443 CLYDIA ST**	**10/20/2021**	$192,900	$192,900	1,400	6/3/1	1979	8,800 SF	
.05Mi.	**2434 ODELL ST**	**09/30/1996**	$221,000	$221,000	1,040	5/3/1	1979	12,430 SF	AboveGround
.05Mi.	**5279 LYNDELL AVE**	**04/11/2006**	$294,700	$294,700	2,584	7/3/3	1980	10,790 SF	
.05Mi.	**5272 LYNDELL AVE**	**04/26/2017**	$172,300	$172,300	1,120	5/3/1	1978	9,606 SF	
.06Mi.	**2442 ODELL ST**	**01/23/2023**	$243,800	$243,800	2,088	6/3/2	1979	8,800 SF	AboveGround
.06Mi.	**2450 CLYDIA ST**	**10/13/2014**	$215,900	$215,900	1,416	6/3/2	1978	10,000 SF	AboveGround
.06Mi.	**2451 CLYDIA ST**	**11/05/2019**	$196,800	$196,800	1,120	5/3/2	1978	8,800 SF	
.06Mi.	**5324 LYNDELL AVE**	**08/05/2021**	$188,600	$188,600	1,208	6/3/1	1979	10,530 SF	AboveGround

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	39.2 years old	Households:	14,670
Median Household Income:	$77,732	Households w/Family:	66%
Household Income Per Capita:	$35,835	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Portage Township Schools	Students:	6,519
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Aylesworth Elementary School** Number of Students: 401 Student-Teacher Ratio: 15.42	D	Public	KG - 5
1.09Mi.	**Fegely Middle School** Number of Students: 566 Student-Teacher Ratio: 12.49	B	Public	6 - 8
3.05Mi.	**Portage High School** Number of Students: 2,163 Student-Teacher Ratio: 17.54 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 98264759

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	98%	SIMILAR
OVERALL	100%	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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