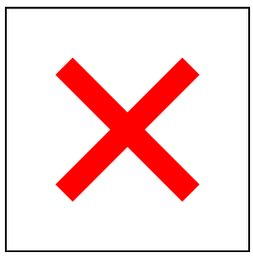
ICE SiteX Report

OrderID: 94723972

SiteX Property Information Report



Subject Property Location

7173 VILLAGE OAKS DR, AVON, IN 46123-9118

County:	**HENDRICKS IN**	Census Tract:	180632106.151010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-10-14-306-005.000-022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	12
Value Range:	$324,720 - $413,280	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	12:WASHINGTON TWP
Assd Land Value:	$47,500	Market Land Value:	$47,500	Tax Year:	2024
Assd Improvement:	$201,100	Market Improvment Value:	$201,100	Total Taxable Value:	$2,804
Total Assessed Value:	$248,600	Total Assessor Market Value:	$248,600	Delinquent Year:	
				Tax Account ID:	00000027525
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 32 Section: 14 District: 0012 Subdivision: VILLAGE OAKS SUB
Abbreviated Description: VILLAGE OAKS SUB SEC 1 LOT 32 .29AC
City/Muni/Twp: WASHINGTON TOWNSHIP

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	4	Pool:	
Building Area:	2530 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	11	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/02/2024	Sales Price:	$304,286
Document #:	202413583 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/03/2021	Sales Price:	$309,900
Document #:	202118341 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/28/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 32 Subdivision: VILLAGE OAKS SEC 1 SUB Map Ref: IN200000005452

Prior Transfer

Recording Date:	06/03/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 32 Section: 14 District: 0012 Subdivision: VILLAGE OAKS SUB
Abbreviated Description: VILLAGE OAKS SUB SEC 1 LOT 32 .29AC
City/Muni/Twp: WASHINGTON TOWNSHIP

Prior Transfer

Recording Date:	04/03/2013	Sales Price:	$167,500
Document #:	201309076 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2013		
Document Type:	Warranty Deed		

Legal Description:
Lot: 32 Section: 1 Subdivision: VILLAGE OAKS Map Ref: CAB 4 SL 54 PG 2A

Prior Transfer

Recording Date:	04/01/2005	Sales Price:	N/A
Document #:	200500009213 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2005		
Document Type:	Warranty Deed		

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Legal Description:
Lot: 32 Section: 1 Subdivision: VILLAGE OAKS Map Ref: DOC2000-05452

Area Sales Analysis

Total Area Sales	$3,112,870	Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	2
Median Living Area	2,374 SF	Median Year Built	2002
Price Range - 2 Yrs	to $420,000	Age Range	8 years to 67 years
Median Value	$283,370	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**6707 MEADOW VIEW CT** **AVON, IN 46123-7869**	05/27/2025			2544	18/4/2	2000	13,068 SF	Yes
		APN: 32-10-15-485-014.000-022 Document #: 202509429 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 223 Section: 05 Subdivision: BRIDGEWATER SEC 05 SUB MapRef: PC 3 SL 41 PG 2A-2D Abbreviated Description: Lot:223 Section:05 Subdivision:BRIDGEWATER SEC 05 SUB Map Ref:PC 3 SL 41 PG 2A-2D								
2	.54Mi.	**6459 CANAK DR** **AVON, IN 46123-7578**	04/23/2025			2424	/3/3	2017	29,185 SF	
		APN: 32-10-22-232-005.000-022 Document #: 202506955 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 40 Section: 02 Subdivision: CANAK PLACE SEC 02 SUB MapRef: PC 4 SL 47 PG 1 Abbreviated Description: Lot:40 Section:02 Subdivision:CANAK PLACE SEC 02 SUB Map Ref:PC 4 SL 47 PG 1								
3	.22Mi.	**7340 OAKVIEW DR** **AVON, IN 46123-9448**	04/07/2025			1609	8/3/2	2003	14,375 SF	
		APN: 32-10-23-108-006.000-022 Document #: 202505746 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 77 Section: 03 Subdivision: VILLAGE OAKS SEC 03 SUB MapRef: PC 5 SL 27 PG 1A 1B Abbreviated Description: Lot:77 Section:03 Subdivision:VILLAGE OAKS SEC 03 SUB Map Ref:PC 5 SL 27 PG 1A 1B								
4	.04Mi.	**7126 VILLAGE OAKS DR** **AVON, IN 46123-9116**	03/11/2025			2127	//2	2000	12,632 SF	
		APN: 32-10-14-301-006.000-022 Document #: 202503956 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Section: 01 Subdivision: VILLAGE OAKS SEC 01 SUB MapRef: PC 3 SL 54 PG 2A B C Abbreviated Description: Lot:5 Section:01 Subdivision:VILLAGE OAKS SEC 01 SUB Map Ref:PC 3 SL 54 PG 2A B C								
5	.45Mi.	**2068 SAUNDERS FIELD DR** **AVON, IN 46123-7570**	03/04/2025			1872	12/3/2	2002	12,632 SF	
		APN: 32-10-22-210-022.000-022 Document #: 202503459 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 86 Section: 04 Subdivision: FINAL PLAT OF AVON ESTATES SEC 04 SUB MapRef: PC 4 SL 106 PG 1A 1B Abbreviated Description: Lot:86 Section:04 Subdivision:FINAL PLAT OF AVON ESTATES SEC 04 SUB Map Ref:PC 4 SL 106 PG 1A 1B								
6	.02Mi.	**1931 OAKBROOKE CT** **AVON, IN 46123-9597**	12/31/2024	$365,000	$123	2964	13/5/2	2002	10,454 SF	
		APN: 32-10-14-306-004.000-022 Document #: 202423663 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Section: 01 Subdivision: VILLAGE OAKS SEC 01 SUB MapRef: PC 3 SL 56 PG 2A-2D Abbreviated Description: Lot:31 Section:01 Subdivision:VILLAGE OAKS SEC 01 SUB Map Ref:PC 3 SL 56 PG 2A-2D								
7	.53Mi.	**6838 E COUNTY ROAD 150 S** **AVON, IN 46123-8282**	12/10/2024	$283,370	$191	1479	/3/1	1958	20,000 SF	
		APN: 32-10-15-295-013.000-022 Document #: 202422452 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Section: 01 Subdivision: PRICES SUBURBAN HEIGHTS SEC 01 SUB MapRef: PB 4 PG 85 Abbreviated Description: Lot:38 Section:01 Subdivision:PRICES SUBURBAN HEIGHTS SEC 01 SUB Map Ref:PB 4 PG 85								
8	.1Mi.	**7094 HALIFAX CT** **AVON, IN 46123-9047**	10/24/2024			2890	13/4/3	2003	11,200 SF	
		APN: 32-10-14-307-005.000-022 Document #: 202419360 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Section: 01 MapRef: PC 3 SL 199 PG 1 Abbreviated Description: Lot:7 Section:01 Map Ref:PC 3 SL 199 PG 1								
9	.23Mi.	**1708 SALINA DR** **AVON, IN 46123-9088**	10/10/2024	$310,000	$126	2448	13/4/2	2003	11,326 SF	
		APN: 32-10-14-309-023.000-022 Document #: 202418381 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 120 Section: 02 Subdivision: CEDAR MILL SEC 02 SUB MapRef: PC 5 SL 21 PG 1A-1E Abbreviated Description: Lot:120 Section:02 Subdivision:CEDAR MILL SEC 02 SUB Map Ref:PC 5 SL 21 PG 1A-1E								
10	.42Mi.	**2075 SAUNDERS FIELD DR** **AVON, IN 46123-7571**	10/10/2024	$420,000	$194	2157	6/3/2	2014	13,068 SF	
		APN: 32-10-22-215-017.000-022 Document #: 202418401 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Section: 04 Subdivision: FINAL PLAT OF AVON ESTATES SEC 04 SUB MapRef: PC 4 SL 106 PG 1A 1B Abbreviated Description: Lot:78 Section:04 Subdivision:FINAL PLAT OF AVON ESTATES SEC 04 SUB Map Ref:PC 4 SL 106 PG 1A 1B								
11	.42Mi.	**7137 E COUNTY ROAD 150 S** **AVON, IN 46123-8190**	10/01/2024	$253,000	$140	1797	6/3/1	1962	20,038 SF	
		APN: 32-10-14-300-006.000-022 Document #: 202417638 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Section: 14 Sec/Twnship/Range: NW4 SW4 T15N R01E Abbreviated Description: Section:14 Sec/Twnship/Range:NW4 SW4 T15N R01E								
12	.42Mi.	**2091 SAUNDERS FIELD DR** **AVON, IN 46123-7571**	09/10/2024	$370,000	$178	2073	9/3/2	2006	13,068 SF	
		APN: 32-10-22-215-018.000-022 Document #: 202416178 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Section: 04 Subdivision: AVON ESTATES SEC 04 SUB MapRef: PC 4 SL 106 PG 1A 1B Abbreviated Description: Lot:79 Section:04 Subdivision:AVON ESTATES SEC 04 SUB Map Ref:PC 4 SL 106 PG 1A 1B								

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13	.39Mi.	**1933 DEERWALK CT** **AVON, IN 46123-7347**	08/30/2024	$345,000	$134	2556	10/4/2	2000	13,068 SF

APN: 32-10-15-490-002.000-022 Document #: 202415558
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 207 Section: 04 Subdivision: BRIDGEWATER SEC 04 SUB MapRef: PC 2 SL 156 PG 2A-2B Abbreviated Description: Lot:207 Section:04 Subdivision:BRIDGEWATER SEC 04 SUB Map Ref:PC 2 SL 156 PG 2A-2B

14	.39Mi.	**7132 LANCASTER LN** **AVON, IN 46123-9343**	08/28/2024	$376,500	$98	3820	10/4/2	2003	12,325 SF

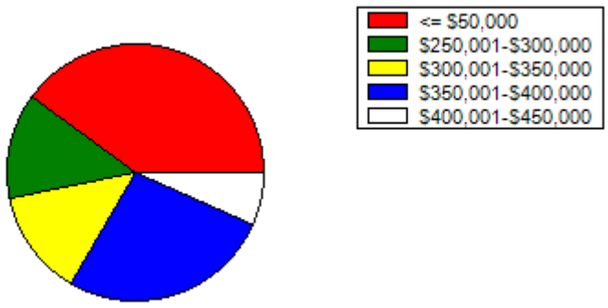
APN: 32-10-14-311-029.000-022 Document #: 202415347
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 82 Section: 02 Subdivision: CEDAR MILL SEC 02 SUB MapRef: PC 5 SL 21 PG 1A-1E Abbreviated Description: Lot:82 Section:02 Subdivision:CEDAR MILL SEC 02 SUB Map Ref:PC 5 SL 21 PG 1A-1E

15	.27Mi.	**6862 TRAILSIDE DR** **AVON, IN 46123-7385**	08/23/2024	$390,000	$164	2374	14/4/2	2002	13,504 SF

APN: 32-10-15-477-003.000-022 Document #: 202415026
Document Type: Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 286 Section: 06 Subdivision: BRIDGEWATER SEC 06 SUB MapRef: PC 4 SL 177 PG 2A B Abbreviated Description: Lot:286 Section:06 Subdivision:BRIDGEWATER SEC 06 SUB Map Ref:PC 4 SL 177 PG 2A B

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.

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.	**7173 VILLAGE OAKS DR**	**06/03/2021**	$248,600	$248,600	2,530	11/4/2	2002	12,632 SF	
.02Mi.	**1931 OAKBROOKE CT**	**07/16/2020**	$227,900	$227,900	2,964	13/5/2	2002	10,454 SF	
.03Mi.	**1934 TAWNEY LN**	**10/26/2020**	$255,500	$255,500	2,602	15/3/2	2001	12,632 SF	
.03Mi.	**1948 TAWNEY LN**	**07/13/2021**	$225,800	$225,800	1,609	11/3/2	2002	12,632 SF	
.03Mi.	**7176 VILLAGE OAKS DR**	**05/18/2021**	$183,200	$183,200	1,609	10/3/2	2002	13,504 SF	
.03Mi.	**1943 OAKBROOKE CT**	**05/01/2003**	$176,100	$176,100	1,439	7/3/2	2002	13,504 SF	
.03Mi.	**7154 VILLAGE OAKS DR**	**09/21/2006**	$214,100	$214,100	2,200	11/4/2	2003	9,583 SF	
.04Mi.	**7202 VILLAGE OAKS DR**	**01/23/2023**	$275,300	$275,300	2,172	8/3/2	2001	13,504 SF	
.04Mi.	**1922 OAKBROOKE DR**	**10/09/2013**	$252,200	$252,200	2,180	10/4/2	2003	13,068 SF	
.04Mi.	**1962 TAWNEY LN**	**12/08/2016**	$269,000	$269,000	2,536	9/3/2	2002	12,632 SF	
.04Mi.	**1938 OAKBROOKE DR**	**08/08/2001**	$190,200	$190,200	2,159	13/4/2	2002	10,454 SF	
.04Mi.	**7126 VILLAGE OAKS DR**	**08/16/2001**	$271,700	$271,700	2,127	//2	2000	12,632 SF	
.05Mi.	**7228 VILLAGE OAKS DR**	**10/26/2020**	$210,600	$210,600	1,785	9/3/2	2003	13,504 SF	
.05Mi.	**1951 OAKBROOKE DR**	**07/31/2008**	$226,600	$226,600	2,330	12/3/2	2001	13,504 SF	
.05Mi.	**7104 VILLAGE OAKS DR**	**12/26/2013**	$229,500	$229,500	2,165	9/3/2	2003	10,019 SF	
.05Mi.	**1954 OAKBROOKE DR**	**07/11/2001**	$278,500	$278,500	3,094	11/4/2	2002	10,019 SF	Yes

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	38.6 years old	Households:	15,686
Median Household Income:	$102,332	Households w/Family:	78%
Household Income Per Capita:	$44,942	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Avon Community School Corporation	Students:	9,970
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.05Mi. **Hickory Elementary School** Number of Students: 472 Student-Teacher Ratio: 16.28	B-	Public	KG - 4
1.89Mi. **Avon Middle School South** Number of Students: 780 Student-Teacher Ratio: 17.64	A	Public	7 - 8
0.59Mi. **Avon High School** Number of Students: 3,201 Student-Teacher Ratio: 20.3 Advanced Placement: Yes	A	Public	9 - 12
1.78Mi. **Avon Intermediate School West** Number of Students: 762 Student-Teacher Ratio: 16.57	B+	Public	5 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	66%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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