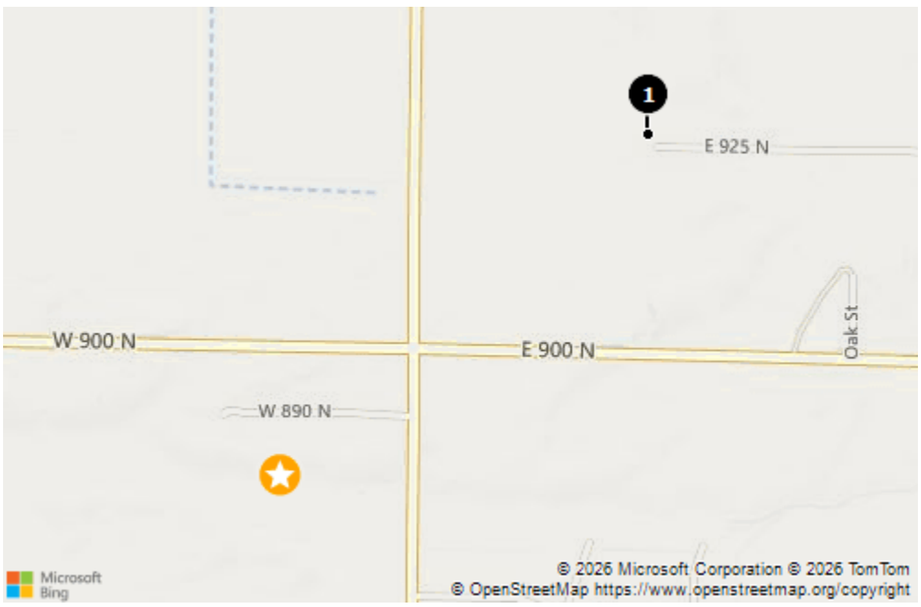
ICE SiteX Report

OrderID: 97524104

SiteX Property Information Report



Subject Property Location

75 W 890 N, WHEATFIELD, IN 46392-8378

County:	**JASPER IN**	Census Tract:	180731008.001029
Property Use:	Single Family Residential	Zoning:	A2
Parcel Number:	37-13-13-000-002.002-032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$482,000**	FSD:	29	Common Confidence Score:	25
Value Range:	$342,220 - $621,780	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	13:WALKER TWP
Assd Land Value:	$74,700	Market Land Value:	$74,700	Tax Year:	2024
Assd Improvement:	$250,500	Market Improvment Value:	$250,500	Total Taxable Value:	$1,456
Total Assessed Value:	$325,200	Total Assessor Market Value:	$325,200	Delinquent Year:	
				Tax Account ID:	0130080500
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 0012 Map Ref: MP P87/A71
Abbreviated Description: LAWYER ESTATES LOT 2
City/Muni/Twp: WALKER TOWNSHIP

Property Characteristics

Lot Size:	7.110 AC	Bedrooms:	3	Pool:	AboveGround
Building Area:	1756 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	5	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	N/A
Document #:	F187355 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/06/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: LAWYER ESTATES Map Ref: PSF 4 PG 87

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 0012 Map Ref: MP P87/A71
Abbreviated Description: LAWYER ESTATES LOT 2
City/Muni/Twp: WALKER TOWNSHIP

Prior Transfer

Recording Date:	06/12/2018	Sales Price:	N/A
Document #:	F163716 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/30/2018		
Document Type:			

Legal Description:
Lot: 2 Subdivision: LAWYER ESTATES Map Ref: MB 4 PG 87

ICE SiteX Report

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Prior Transfer

Recording Date:	06/12/2018	Sales Price:	$299,000
Document #:	F163715 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/25/2018		
Document Type:			

Legal Description:
Lot: 2 Subdivision: LAWYER ESTATES Map Ref: MB 4 PG 87

Prior Transfer

Recording Date:	08/27/2013	Sales Price:	$100,000
Document #:	F136673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/24/2011	Loan Amount:	N/A
Document #:	F122283 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/13/2046	Type Finance:	VAR

Legal Description:
Lot: 20 Subdivision: CALLOWAYS SUBDIVISION NO 2 Sec/Twnship/Range: MB1 PG43

Area Sales Analysis

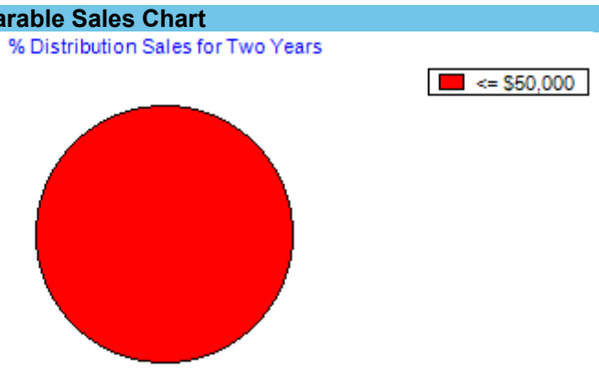
Total Area Sales		Median # of Bedrooms	2
Median Lot Size	92,348 SF	Median # of Baths	1
Median Living Area	912 SF	Median Year Built	1977
Price Range - 2 Yrs		Age Range	49 years to 49 years
Median Value		Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**198 E 925 N** **WHEATFIELD, IN 46392-7339**	10/20/2025			912	6/2/1	1977	92,348 SF	

APN: 37-14-07-000-001.040-032 Document #: F208158
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 2 Subdivision: EGGLESTONS RESUBDIVISION MapRef: DD 145 PG 464 Abbreviated
Description: Lot:23&24 Block:2 Subdivision:EGGLESTONS RESUBDIVISION Map Ref:DD 145 PG 464Abbreviated Description:PORTION LOT24

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.

ICE SiteX Report

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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.	**75 W 890 N**	**12/14/2021**	$325,200	$325,200	1,756	/3/2	2000	7 SF	AboveGround
.05Mi.	**165 W 890 N**		$227,900	$227,900	1,932	6/3/1	1985	40,075 SF	
.06Mi.	**137 W 890 N**	**09/06/2023**	$209,000	$209,000	1,152	6/3/1	1971	40,075 SF	
.07Mi.	**217 W 890 N**	**04/01/2019**	$215,900	$215,900	2,542	7/3/2	1978	22,869 SF	
.08Mi.	**8740 N STATE ROAD 49**	**11/21/2019**	$268,900	$268,900	1,811	8/3/1	1967	10 SF	
.08Mi.	**95 W 890 N**	**02/23/2024**	$222,200	$222,200	1,387	/3/2	1997	20,038 SF	
.1Mi.	**164 W 890 N**	**01/22/1997**	$202,200	$202,200	2,004	/3/2	1975	20,038 SF	
.11Mi.	**182 W 890 N**	**11/29/2005**	$268,100	$268,100	1,716	/3/2	1998	20,038 SF	AboveGround
.11Mi.	**55 W 890 N**	**10/07/2020**	$146,600	$146,600	1,120	7/3/1	1974	21,039 SF	
.11Mi.	**8788 N STATE ROAD 49**	**06/21/2021**	$290,900	$290,900	1,984	8/4/2	1965	3 SF	Yes
.12Mi.	**200 W 890 N**	**09/28/2015**	$212,500	$212,500	1,152	7/3/2	1977	23,043 SF	AboveGround
.13Mi.	**218 W 890 N**	**02/15/2013**	$149,900	$149,900	1,064	5/3/1	1983	26,789 SF	
.13Mi.	**74 W 890 N**	**11/18/2009**	$221,100	$221,100	1,344	5/3/2	2009	21,039 SF	
.14Mi.	**177 W 900 N**	**04/10/2024**	$208,200	$208,200	1,196	5/3/1	1965	15,682 SF	
.14Mi.	**127 W 900 N**	**04/17/2018**	$166,600	$166,600	1,518	7/3/1	1948	15,159 SF	
.14Mi.	**203 W 900 N**	**10/21/2022**	$284,400	$284,400	2,876	10/4/2	1970	32,060 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	39.9 years old	Households:	2,882
Median Household Income:	$91,318	Households w/Family:	73%
Household Income Per Capita:	$38,330	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Kankakee Valley School Corporation	Students:	3,093
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.78Mi.	**Kankakee Valley High School** Number of Students: 976 Student-Teacher Ratio: 14.9 Advanced Placement: Yes	A-	Public	9 - 12
3.38Mi.	**Wheatfield Elementary School** Number of Students: 324 Student-Teacher Ratio: 13.5	A-	Public	KG - 3
5.95Mi.	**Kankakee Valley Middle School** Number of Students: 728 Student-Teacher Ratio: 14.42	C+	Public	6 - 8
6.17Mi.	**Kankakee Valley Intermediate School** Number of Students: 469 Student-Teacher Ratio: 16.75	C+	Public	4 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	61%	NOTABLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	53%	NOTABLY LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	114%	HIGHER
OVERALL	97%	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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