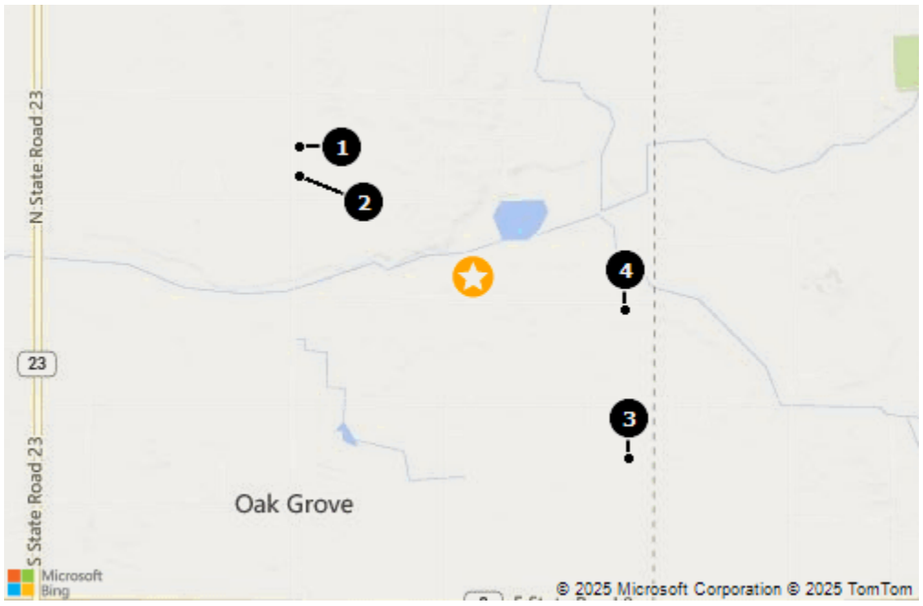
ICE SiteX Report

OrderID: 95276783

SiteX Property Information Report



Subject Property Location

11080 E 50 N, KNOX, IN 46534-8857

County:	**STARKE IN**	Census Tract:	181499537.004047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	75-07-13-100-020.000-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$260,000**	FSD:	18
Value Range:	$213,200 - $306,800	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	13:WASHINGTON TWP
Assd Land Value:	$55,100	Market Land Value:	$55,100	Tax Year:	2024
Assd Improvement:	$187,200	Market Improvment Value:	$187,200	Total Taxable Value:	$1,903
Total Assessed Value:	$242,300	Total Assessor Market Value:	$242,300	Delinquent Year:	
				Tax Account ID:	0130057400
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 13 District: 0008 Map Ref: MP 038 Sec/Twnship/Range: SEC 13 TWN 33 RNG 1

Abbreviated Description:	PT S 30 A W 1/2 NW S13 T33 R1 6.317A
City/Muni/Twp:	WASHINGTON TOWNSHIP

Property Characteristics

Lot Size:	6.317 AC	Bedrooms:	3	Pool:	
Building Area:	1620 SF	Baths:	2	Fireplace:	
Year Built:	2012	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/21/2025	Sales Price:	N/A
Document #:	2025000503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2023	Loan Amount:	N/A
Document #:	2023003589 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:

Sec/Twnship/Range: NW4S13T33NR01W
City/Muni/Twp: WASHINGTON TOWNSHIP

Mortgage Record

Recording Date:	12/28/2022	Loan Amount:	N/A
Document #:	2022004354 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:

Sec/Twnship/Range: NW4 S13T33NR01W
City/Muni/Twp: WASHINGTON TOWNSHIP

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Prior Transfer

Recording Date:	05/05/2021	Sales Price:	$199,900
Document #:	2021001720 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/04/2021		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: NW4 S13T33NR01W
City/Muni/Twp: WASHINGTON TOWNSHIP

Prior Transfer

Recording Date:	05/05/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 13 District: 0008 Map Ref: MP 038 Sec/Twnship/Range: SEC 13 TWN 33 RNG 1
Abbreviated Description: PT S 30 A W 1/2 NW S13 T33 R1 6.317A
City/Muni/Twp: WASHINGTON TOWNSHIP

Mortgage Record

Recording Date:	10/05/2012	Loan Amount:	N/A
Document #:	2012003439 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/05/2037	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: NW4 S13T33NR01W
City/Muni/Twp: WASHINGTON TOWNSHIP

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	N/A
Document #:	2012003438 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/12/2012	Loan Amount:	N/A
Document #:	2012001121 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	08/03/2012	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/12/2012	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2012001120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/09/2012		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Sec/Twnship/Range: NW4 S13R33NR01W
City/Muni/Twp: WASHINGTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2.5
Median Lot Size	241,106 SF	Median # of Baths	1
Median Living Area	1,228 SF	Median Year Built	1991
Price Range - 2 Yrs		Age Range	5 years to 55 years
Median Value		Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.03Mi.	**1220 N 1025 E** **KNOX, IN 46534-8729**	12/05/2024			936	5/2/1	1970	130,681 SF	
		APN: 75-07-11-300-045.100-012 Document #: 2024003453 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4S11T33NR01W Abbreviated Description: Sec/Twnship/Range:SW4S11T33NR01W City/Muni/Twp:WASHINGTON TOWNSHIP City/Muni/Twp: WASHINGTON TOWNSHIP								
2	.95Mi.	**1060 N 1025 E** **KNOX, IN 46534-8763**	10/31/2024			1519	5/3/2	2007	129,809 SF	
		APN: 75-07-11-300-045.301-012 Document #: 2024003111 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
3	.99Mi.	**11795 E DIVISION RD** **KNOX, IN 46534-8851**	05/13/2024			528	3/1/1	2020	438,215 SF	
		APN: 75-07-24-200-011.000-012 Document #: 2024001291 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4S24T33NR01W Abbreviated Description: Sec/Twnship/Range:E2NE4S24T33NR01W City/Muni/Twp:WASHINGTON TOWNSHIP City/Muni/Twp: WASHINGTON TOWNSHIP								
4	.77Mi.	**11835 E 50 N** **KNOX, IN 46534-9668**	05/01/2024			2392	5/3/1	1976	351,531 SF	
		APN: 75-07-13-400-028.000-012 Document #: 2024001190 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								

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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.	**11080 E 50 N**	**05/05/2021**	$242,300	$242,300	1,620	5/3/2	2012	6 SF	
.06Mi.	**11082 E 50 N**	**01/19/2021**	$126,800	$126,800	1,536	7/3/1	1973	8 SF	
.07Mi.	**10980 E 50 N**	**04/12/2004**	$159,100	$159,100	2,060	7/3/1	1890	11 SF	AboveGround
.11Mi.	**11084 E 50 N**	**02/19/2014**	$99,300	$99,300	1,200	5/4/2	1969	6 SF	
.14Mi.	**10960 E 50 N**	**11/03/2014**	$189,300	$189,300	1,368	5/2/2	1981	4 SF	
.15Mi.	**10777 E 100 N**	**02/23/2023**	$106,000	$106,000	773	5/3/1	1984	9 SF	
.18Mi.	**10928 E 50 N**	**12/28/2015**	$114,000	$114,000	720	3/1/1	2014	5 SF	
.23Mi.	**11095 E 50 N**	**08/09/2012**	$298,400	$298,400	2,464	5/3/2	2004	10 SF	
.23Mi.	**10840 E 50 N**	**05/01/2012**	$254,900	$254,900	2,016	6/3/2	1997	5 SF	
.28Mi.	**10915 E 50 N**		$197,300	$197,300	1,496	7/3/1	1977	15 SF	
.29Mi.	**10993 E 100 N**	**01/04/2023**	$47,200	$47,200	384	4/2/	1948	8 SF	
.3Mi.	**11315 E 50 N**	**12/27/2019**	$1,055,700	$1,055,700	4,344	10/3/5	2000	19 SF	
.32Mi.	**10995 E 100 N**		$103,600	$103,600	960	5/2/1	1994	13 SF	
.34Mi.	**10760 E 50 N**	**08/25/1993**	$189,700	$189,700	1,408	3/2/1	1975	5 SF	AboveGround
.42Mi.	**10763 E 50 N**	**04/22/2020**	$175,500	$175,500	896	5/3/1	1994	5 SF	AboveGround
.52Mi.	**11295 E 125 N**	**04/26/2021**	$97,700	$97,700	2,335	7/2/2	1936	4 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.1 years old	Households:	4,278
Median Household Income:	$55,352	Households w/Family:	65%
Household Income Per Capita:	$26,081	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Knox Community School Corporation	Students:	1,765
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.42Mi.	**Knox Community Middle School** Number of Students: 525 Student-Teacher Ratio: 13.72	C	Public	5 - 8
7.55Mi.	**Knox Community Elementary School** Number of Students: 651 Student-Teacher Ratio: 16.69	B+	Public	PK - 4
7.58Mi.	**Knox Community High School** Number of Students: 589 Student-Teacher Ratio: 11.78 Advanced Placement: Yes	C	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	91%	LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	111%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

No alerts noted

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