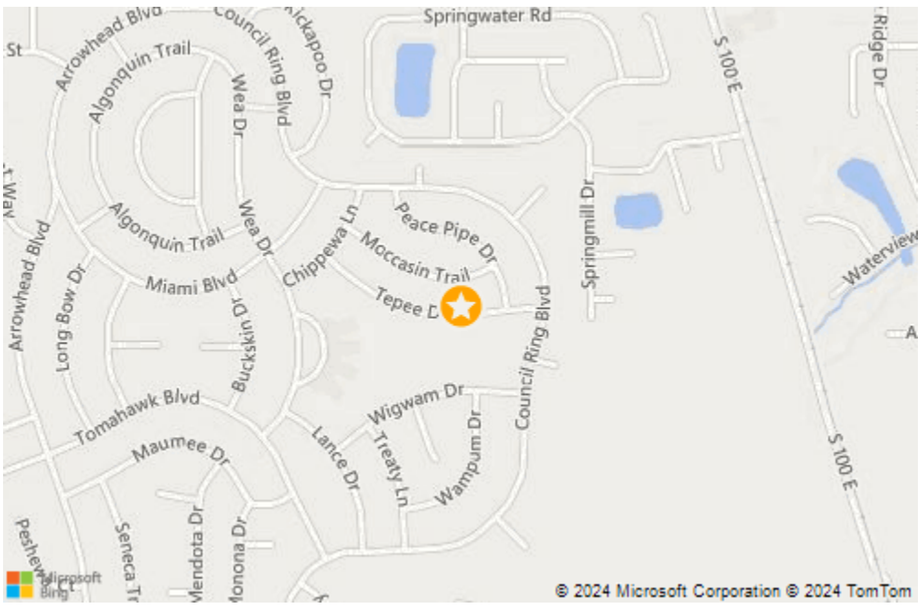
SiteX™ Report

OrderID: 91039378

SiteX Property Information Report



Subject Property Location

1206 TEPEE DR, KOKOMO, IN 46902-5461

County:	**HOWARD IN**	Census Tract:	180670015.001014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	34-10-19-255-027.000-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	11
Value Range:	$116,590 - $145,410	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	15:KOKOMO-TAYLOR
Assd Land Value:	$12,600	Market Land Value:	$12,600	Tax Year:	2022
Assd Improvement:	$74,100	Market Improvment Value:	$74,100	Total Taxable Value:	$1,670
Total Assessed Value:	$86,700	Total Assessor Market Value:	$86,700	Delinquent Year:	
				Tax Account ID:	341019255027000015
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 19 Section: 19 District: 0010 Map Ref: 10-19-200-435
Abbreviated Description: INDIAN HEIGHTS S/D BLK 19 LOT 20
City/Muni/Twp: TAYLOR TOWNSHIP

Property Characteristics

Lot Size:	6,665 SF	Bedrooms:	3	Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1966	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 19 Section: 19 District: 0010 Map Ref: 10-19-200-435
Abbreviated Description: INDIAN HEIGHTS S/D BLK 19 LOT 20
City/Muni/Twp: TAYLOR TOWNSHIP

Mortgage Record

Recording Date:	07/30/2012	Loan Amount:	N/A
Document #:	1234014923 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2032	Type Finance:	

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISON
City/Muni/Twp: KOKOMO

Prior Transfer

Recording Date:	07/30/2012	Sales Price:	N/A
Document #:	1234014922 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/19/2012		
Document Type:	Warranty Deed		

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HIEIGHTS SUBDIVISION Map Ref: MB5 PG94
City/Muni/Twp: KOKOMO

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	N/A
Document #:	1134019896 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/23/2011		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISION Map Ref: MB5 PG94
City/Muni/Twp: KOKOMO

Prior Transfer

Recording Date:	04/08/2011	Sales Price:	N/A
Document #:	1134006789 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/18/2011		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISION Map Ref: MB5 PG94
City/Muni/Twp: KOKOMO

Prior Transfer

Recording Date:	12/31/2010	Sales Price:	N/A
Document #:	1034023026 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2010		
Document Type:	Limited Warranty Deed		

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISION Map Ref: MB5 PG94
City/Muni/Twp: KOKOMO

Prior Transfer

Recording Date:	08/27/2010	Sales Price:	$56,636
Document #:	1034014191 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2010		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISION Map Ref: MB5 PG94
City/Muni/Twp: KOKOMO

Mortgage Record

Recording Date:	01/22/2007	Loan Amount:	N/A
Document #:	0734001103 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 20 Block: 19 Subdivision: INDIAN HEIGHTS SUBDIVISION
City/Muni/Twp: KOKOMO

No Comparable Sales Found

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.	**1206 TEPEE DR**	**11/19/2021**	$86,700	$86,700	1,120	5/3/1	1966	6,665 SF	
.01Mi.	**1204 TEPEE DR**	**06/30/2022**	$91,300	$91,300	1,040	5/3/1	1966	6,665 SF	
.01Mi.	**1208 TEPEE DR**	**12/28/2018**	$73,800	$73,800	1,046	5/3/1	1970	6,665 SF	
.02Mi.	**1205 MOCCASIN TRL**	**11/08/2022**	$101,400	$101,400	1,392	6/3/1	1970	6,926 SF	
.02Mi.	**1202 TEPEE DR**	**08/11/2015**	$114,200	$114,200	2,080	6/4/1	1965	6,665 SF	
.02Mi.	**1210 TEPEE DR**	**07/21/2011**	$88,600	$88,600	1,008	5/3/1	1966	6,360 SF	
.03Mi.	**1203 MOCCASIN TRL**	**08/25/2022**	$17,900	$17,900	864	5/3/1	1969	6,578 SF	
.03Mi.	**1209 MOCCASIN TRL**	**01/07/2019**	$78,300	$78,300	1,008	5/2/1	1967	6,055 SF	
.03Mi.	**1207 TEPEE DR**	**07/21/2011**	$91,700	$91,700	1,170	5/3/1	1965	6,970 SF	
.03Mi.	**1205 TEPEE DR**	**07/21/2011**	$95,000	$95,000	1,280	6/3/1	1965	6,970 SF	
.03Mi.	**1209 TEPEE DR**	**04/29/2015**	$113,400	$113,400	2,080	6/3/1	1963	7,187 SF	
.03Mi.	**1203 TEPEE DR**	**07/21/2011**	$97,900	$97,900	1,390	5/3/1	1965	6,970 SF	
.04Mi.	**1112 TEPEE DR**	**04/12/2022**	$94,400	$94,400	1,040	5/3/1	1965	6,665 SF	
.04Mi.	**1201 MOCCASIN TRL**	**07/21/2011**	$86,500	$86,500	1,046	6/3/1	1969	6,578 SF	
.04Mi.	**1211 TEPEE DR**	**07/21/2011**	$90,300	$90,300	1,170	6/3/1	1964	6,970 SF	
.04Mi.	**1307 PEACE PIPE DR**	**08/13/2014**	$101,200	$101,200	1,260	5/3/1	1969	6,752 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	63%

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Demographics & Income

Median Age:	40.5 years old	Households:	15,266
Median Household Income:	$64,385	Households w/Family:	62%
Household Income Per Capita:	$34,306	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Taylor Community School Corporation	Students:	1,266
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.16Mi.	**Taylor Elementary School** Number of Students: 524 Student-Teacher Ratio: 18.71	D-	Public	PK - 4
3.22Mi.	**Taylor High School** Number of Students: 347 Student-Teacher Ratio: 11.7 Advanced Placement: Yes	B-	Public	9 - 12
3.12Mi.	**Taylor Middle School** Number of Students: 395 Student-Teacher Ratio: 10.82	D-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	115%	HIGHER
OVERALL	103%	SIMILAR

Disaster Alerts

3/31/2023 - Severe Storm, Tornados

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