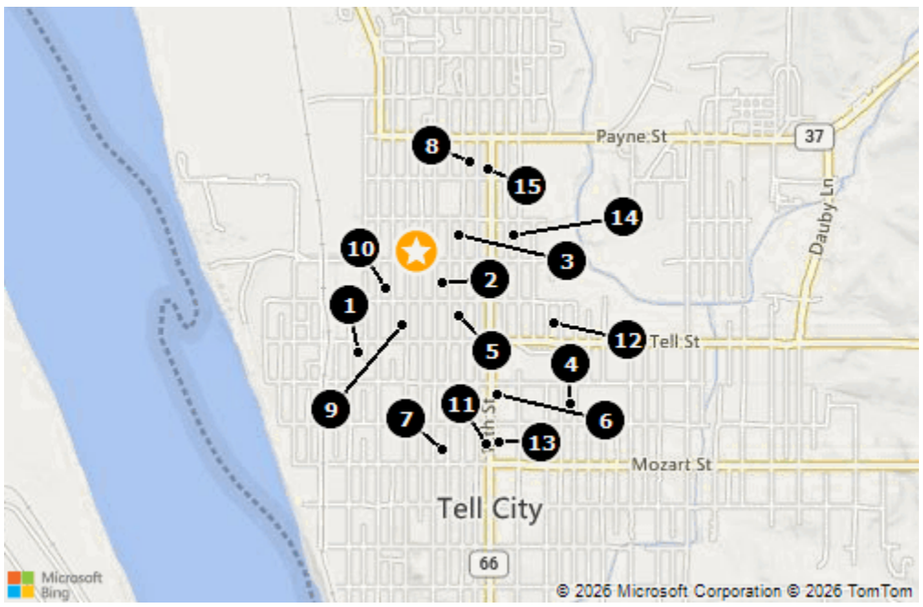
ICE SiteX Report

OrderID: 98665610

SiteX Property Information Report



Subject Property Location

1210 9TH ST, TELL CITY, IN 47586-1504

County:	**PERRY IN**	Census Tract:	181239524.003046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	62-13-29-073-312.018-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$142,560 - $209,440	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7:TELL CITY CITY
Assd Land Value:	$6,200	Market Land Value:	$6,200	Tax Year:	2025
Assd Improvement:	$157,000	Market Improvment Value:	$157,000	Total Taxable Value:	$1,469
Total Assessed Value:	$163,200	Total Assessor Market Value:	$163,200	Delinquent Year:	
				Tax Account ID:	00000995512
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 73 District: 0006 Map Ref: MP 007-009-106
Abbreviated Description: 009-00083-00 LOT 4 BLOCK 73
City/Muni/Twp: TROY TOWNSHIP

Property Characteristics

Lot Size:	5,600 SF	Bedrooms:	4	Pool:	
Building Area:	1162 SF	Baths:	1	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2025	Sales Price:	N/A
Document #:	101696 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2024	Sales Price:	$169,650
Document #:	2024R-96432 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/27/2024		
Document Type:			

Legal Description:
Lot: 4 Block: 73
City/Muni/Twp: TELL CITY

Prior Transfer

Recording Date:	02/28/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 73 District: 0006 Map Ref: MP 007-009-106
Abbreviated Description: 009-00083-00 LOT 4 BLOCK 73
City/Muni/Twp: TROY TOWNSHIP

ICE SiteX Report

OrderID: 98665610

Prior Transfer

Recording Date:	03/29/2023	Sales Price:	$32,000
Document #:	2023R-93753 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/28/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 73
City/Muni/Twp: TELL CITY

Prior Transfer

Recording Date:	12/02/2009	Sales Price:	N/A
Document #:	2009-49986 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/19/2007	Loan Amount:	N/A
Document #:	2007-41810 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/17/2012	Type Finance:	

Legal Description:
Lot: 4 Block: 73
City/Muni/Twp: TELL CITY

Area Sales Analysis

Total Area Sales	$224,500	Median # of Bedrooms	2
Median Lot Size	5,600 SF	Median # of Baths	1
Median Living Area	1,326 SF	Median Year Built	1940
Price Range - 2 Yrs	to $160,000	Age Range	17 years to 146 years
Median Value		Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**944 7TH ST** **TELL CITY, IN 47586-2104**	09/15/2026			1326	6/2/1	1926	5,600 SF	
		APN: 62-13-32-045-102.003-007 Document #: 2026R-103972 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 45 Abbreviated Description: Lot:12 Block:45 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
2	.11Mi.	**1122 10TH ST** **TELL CITY, IN 47586-1513**	09/03/2026			1309	7/2/1	1920	5,600 SF	
		APN: 62-13-29-092-376.014-007 Document #: 2026R-103875 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 92 Subdivision: TELL CITY Abbreviated Description: Lot:7 Block:92 Subdivision:TELL CITY City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
3	.11Mi.	**1233 11TH ST** **TELL CITY, IN 47586-1521**	08/25/2026	$64,500	$52	1230	6/2/1	1942	5,600 SF	
		APN: 62-13-29-091-332.005-007 Document #: 2026R-103772 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 91 Abbreviated Description: Lot:19 Block:91 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
4	.55Mi.	**827 15TH ST** **TELL CITY, IN 47586-1619**	08/25/2026			928	5/2/1	1948	5,600 SF	
		APN: 62-13-32-173-206.012-007 Document #: 2026R-103780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 173 MapRef: MB 27 PG 198 Abbreviated Description: Lot:21 Block:173 Map Ref:MB 27 PG 198City/Muni/Twp:TELLCITY City/Muni/Twp: TELLCITY								
5	.19Mi.	**1033 11TH ST** **TELL CITY, IN 47586-2129**	08/21/2026			1160	5/3/2	2009	6,186 SF	
		APN: 62-13-29-093-379.006-007 Document #: 2026R-103755 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: 93 Abbreviated Description: Lot:19&20 Block:93 Abbreviated Description:SOUTH35FT LOT19 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
6	.42Mi.	**838 12TH ST** **TELL CITY, IN 47586-1602**	08/14/2026			1193	6/3/1	1917	5,600 SF	
		APN: 62-13-32-133-131.008-007 Document #: 2026R-103671 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 133 Abbreviated Description: Lot:11 Block:133 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
7	.51Mi.	**718 10TH ST** **TELL CITY, IN 47586-1715**	08/04/2026			1864	8/3/2	1880	5,600 SF	
		APN: 62-13-32-096-132.013-007 Document #: 2026R-103569 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 96 Abbreviated Description: Lot:6 Block:96 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
8	.27Mi.	**1422 11TH ST** **TELL CITY, IN 47586-1434**	07/10/2026			1450	7/2/1	1942	6,720 SF	
		APN: 62-13-29-108-327.009-007 Document #: 2026R-103343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 108 Abbreviated Description: Lot:6 Block:108 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
9	.2Mi.	**1017 9TH ST** **TELL CITY, IN 47586-2109**	07/10/2026			2472	10/4/3	1981	11,900 SF	
		APN: 62-13-29-058-357.018-007 Document #: 2026R-103344 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22-24 Block: 58 Abbreviated Description: Lot:22-24 Block:58 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY								
10	.12Mi.	**1120 MAIN ST** **TELL CITY, IN 47586-2308**	07/09/2026			880	3/1/1	1940	5,600 SF	
		APN: 62-13-29-057-353.017-007 Document #: 2026R-103329								

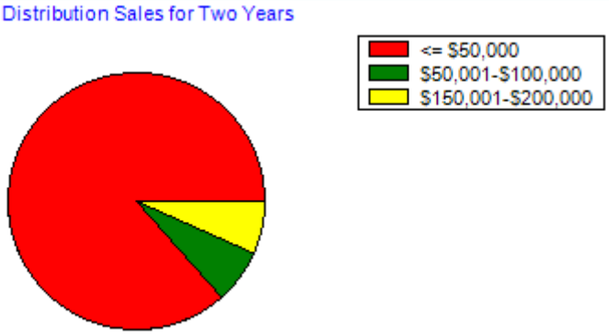
ICE SiteX Report

OrderID: 98665610

	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 6 Block: 57 Abbreviated Description: Lot:6 Block:57 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							
11	.53Mi.	**725 12TH ST**	06/24/2026		2039	5/2/1	1966	11,200 SF
		TELL CITY, IN 47586-1728						
	APN: 62-13-32-115-133.009-007 Document #: 2026R-103217							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 21&22 Block: 115 Abbreviated Description: Lot:21&22 Block:115 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							
12	.4Mi.	**1030 14TH ST**	06/23/2026		1107	6/3/1	1978	8,400 SF
		TELL CITY, IN 47586-1618						
	APN: 62-13-29-171-456.025-007 Document #: 2026R-103192							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 8&9 Block: 171 Abbreviated Description: Lot:8&9 Block:171 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							
13	.54Mi.	**726 12TH ST**	06/12/2026	$160,000	$78	2028	11/4/2	1924	5,600 SF
		TELL CITY, IN 47586-1729						
	APN: 62-13-32-134-134.010-007 Document #: 2026R-103121							
	Document Type: Price Code: D							
	Land Use: Single Family Residential							
	Legal: Lot: 8 Block: 134 Abbreviated Description: Lot:8 Block:134 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							
14	.25Mi.	**1229 13TH ST**	05/13/2026		1884	6/2/1	1930	5,600 SF
		TELL CITY, IN 47586-1529						
	APN: 62-13-29-129-334.010-007 Document #: 2026R-102882							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 20 Block: 129 Abbreviated Description: Lot:20 Block:129 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							
15	.27Mi.	**1411 12TH ST**	04/27/2026		2251	//1	1923	6,720 SF
		TELL CITY, IN 47586-1422						
	APN: 62-13-29-108-327.014-007 Document #: 2026R-102687							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 21 Block: 108 Abbreviated Description: Lot:21 Block:108 City/Muni/Twp:TELL CITY City/Muni/Twp: TELL CITY							

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.	**1210 9TH ST**	**02/28/2024**	$163,200	$163,200	1,162	8/4/1	1947	5,600 SF	
.01Mi.	**1206 9TH ST**	**02/17/2022**	$114,300	$114,300	1,614	6/1/1	1947	5,600 SF	
.01Mi.	**1214 9TH ST**	**05/28/1999**	$107,300	$107,300	1,674	6/3/1	1948	5,600 SF	
.02Mi.	**1218 9TH ST**	**01/03/2014**	$116,400	$116,400	1,486	5/2/1	1951	5,600 SF	
.02Mi.	**912 LAFAYETTE ST**	**07/05/2017**	$84,800	$84,800	1,176	6/2/1	1947	2,800 SF	
.02Mi.	**1202 9TH ST**	**04/06/2009**	$116,400	$116,400	1,088	5/2/1	1947	2,800 SF	
.02Mi.	**1224 9TH ST**	**02/17/2009**	$137,500	$137,500	1,465	6/2/1	1945	5,600 SF	
.03Mi.	**1228 9TH ST**	**09/12/2019**	$94,000	$94,000	959	5/2/1	1949	5,600 SF	
.03Mi.	**1211 10TH ST**	**09/22/2021**	$130,800	$130,800	1,584	5/3/1	1945	5,600 SF	
.03Mi.	**1205 10TH ST**	**11/20/2017**	$80,200	$80,200	1,229	6/2/1	1951	5,600 SF	
.03Mi.	**1213 10TH ST**	**08/19/2024**	$73,900	$73,900	1,080	5/3/2	2019	5,600 SF	
.04Mi.	**1219 10TH ST**	**09/05/2019**	$24,500	$24,500	803	6/3/1	1925	5,600 SF	
.04Mi.	**1148 9TH ST**	**06/29/2020**	$125,400	$125,400	1,608	5/2/2	1937	2,800 SF	
.04Mi.	**1201 10TH ST**	**06/04/2002**	$115,500	$115,500	1,568	5/2/1	1950	5,600 SF	
.04Mi.	**909 LAFAYETTE ST**		$68,400	$68,400	810	5/2/1	1937	2,800 SF	
.04Mi.	**1211 9TH ST**	**10/24/2013**	$111,700	$111,700	1,765	8/4/1	1940	5,600 SF	AboveGround

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	63%

ICE SiteX Report

OrderID: 98665610

Demographics & Income

Median Age:	41.6 years old	Households:	4,935
Median Household Income:	$60,039	Households w/Family:	54%
Household Income Per Capita:	$30,823	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Tell City-Troy Township School Corporation	Students:	1,351
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Tell City Jr-Sr High School** Number of Students: 617 Student-Teacher Ratio: 11.64 Advanced Placement: Yes	A-	Public	7 - 12
1.54Mi.	**William Tell Elementary School** Number of Students: 734 Student-Teacher Ratio: 15.29	B	Public	PK - 6

Flood Report

The Subject Property of **1210 9TH ST, TELL CITY, IN 47586-1504** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	118%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

3/30/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm 8/11/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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