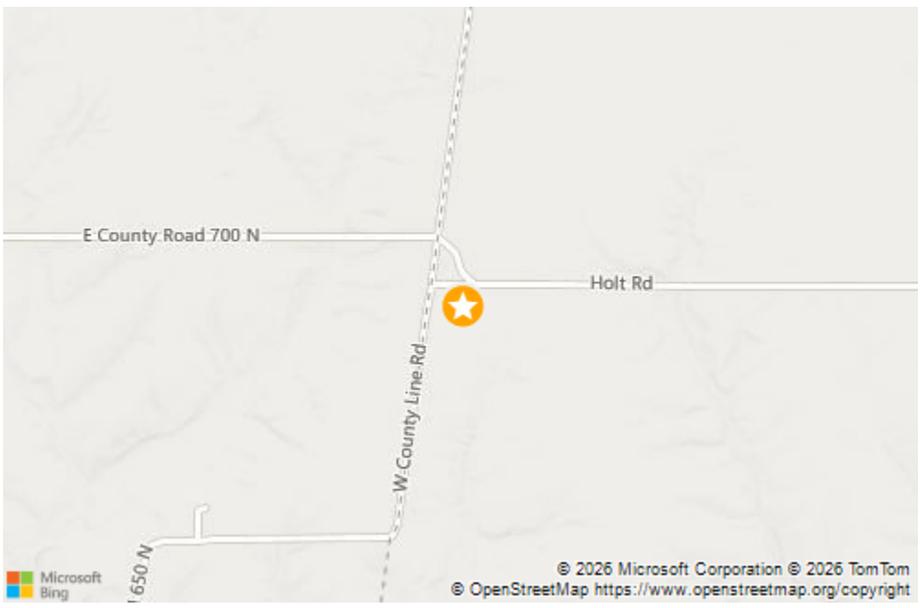
ICE SiteX Report

OrderID: 98197910

SiteX Property Information Report



Subject Property Location

14601 HOLT RD, MILAN, IN 47031-9290

County:	**DEARBORN IN**	Census Tract:	180290807.002002
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	15-04-22-500-001.007-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$239,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$219,880 - $258,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	19:MANCHESTER TWP
Assd Land Value:	$27,700	Market Land Value:	$27,700	Tax Year:	2025
Assd Improvement:	$66,900	Market Improvment Value:	$66,900	Total Taxable Value:	$564
Total Assessed Value:	$94,600	Total Assessor Market Value:	$94,600	Delinquent Year:	
				Tax Account ID:	00000018202
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Section: 22 District: 0010 Map Ref: MP 3.07

Abbreviated Description:	70-01 SUNSET ACRES LOT 1 22-7-3 1.5840A SEC 1 PLATTED 3-16-1998
City/Muni/Twp:	MANCHESTER TOWNSHIP

Property Characteristics

Lot Size:	1.584 AC	Bedrooms:	4	Pool:	
Building Area:	1512 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	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:	10/23/2025	Sales Price:	N/A
Document #:	2025005940 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/26/2025	Sales Price:	$225,000
Document #:	2025000885 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/04/2025		
Document Type:			
Legal Description:			
City/Muni/Twp: MILAN			

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$74,000
Document #:	2020010347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	12/14/2020	Sales Price:	$164,000
Document #:	2020009893 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/04/2020		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/14/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1 Section: 22 District: 0010 Map Ref: MP 3.07
Abbreviated Description: 70-01 SUNSET ACRES LOT 1 22-7-3 1.5840A SEC 1 PLATTED 3-16-1998
City/Muni/Twp: MANCHESTER TOWNSHIP

Mortgage Record

Recording Date:	08/14/2017	Loan Amount:	N/A
Document #:	2017005346 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/10/2037	Type Finance:	VAR

Legal Description:

Lot: 1 Section: 1 Subdivision: SUNSET ACRES

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.	**14601 HOLT RD**	**12/14/2020**	$94,600	$94,600	1,512	6/4/2	1998	2 SF	
.03Mi.	**20948 N COUNTY LINE RD**	**11/26/2018**	$88,000	$88,000	1,232	5/3/2	1998	1 SF	
.05Mi.	**14569 HOLT RD**	**07/02/2004**	$109,900	$109,900	2,052	6/4/2	1998	1 SF	
.05Mi.	**20928 N COUNTY LINE RD**	**08/06/2019**	$129,200	$129,200	2,062	5/3/1	2000	1 SF	AboveGround
.08Mi.	**20888 N COUNTY LINE RD**	**10/30/2003**	$129,100	$129,100	1,404	5/3/2	1996	1 SF	AboveGround
.11Mi.	**20876 N COUNTY LINE RD**		$97,700	$97,700	1,456	5/3/2	2000	1 SF	AboveGround
.13Mi.	**20850 N COUNTY LINE RD**	**04/12/2007**	$111,200	$111,200	1,404	5/3/1	1998	1 SF	
.2Mi.	**20816 W COUNTY LINE RD**	**08/02/2023**	$143,000	$143,000	1,848	6/4/2	1993	3 SF	
.81Mi.	**13828 HOLT RD**	**11/28/2022**	$159,000	$159,000	1,872	5/3/2	1995	7 SF	AboveGround

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	41.8 years old	Households:	1,749
Median Household Income:	$77,642	Households w/Family:	68%
Household Income Per Capita:	$40,368	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	South Dearborn Community School Corporation	Students:	1,849
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.59Mi.	**South Dearborn High School** Number of Students: 625 Student-Teacher Ratio: 13.74 Advanced Placement: Yes	D	Public	9 - 12
5.65Mi.	**Manchester Elementary School** Number of Students: 145 Student-Teacher Ratio: 14.5	C+	Public	KG - 6
11.49Mi.	**Aurora Elementary School** Number of Students: 524 Student-Teacher Ratio: 13.44	C+	Public	PK - 6
11.08Mi.	**Dillsboro Elementary School** Number of Students: 267 Student-Teacher Ratio: 14.83	A-	Public	KG - 6
11.57Mi.	**South Dearborn Middle School** Number of Students: 288 Student-Teacher Ratio: 12.8	B	Public	7 - 8

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Flood Report

The Subject Property of **14601 HOLT RD, MILAN, IN 47031-9290** 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	39%	SIGNIFICANTLY LOWER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	114%	HIGHER
OVERALL	104%	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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