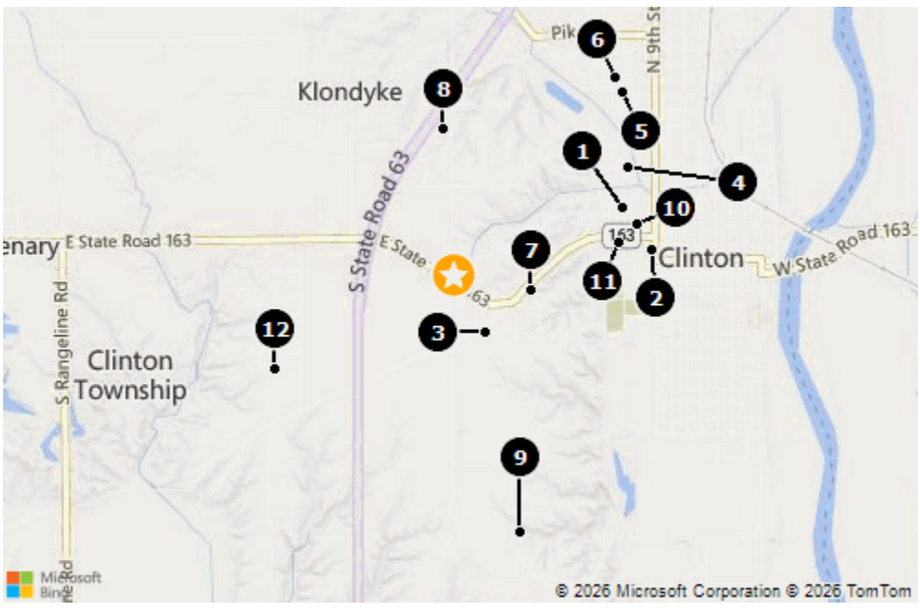
ICE SiteX Report

OrderID: 98671575

SiteX Property Information Report



Subject Property Location

2024 E STATE ROAD 163, CLINTON, IN 47842-7328

County:	**VERMILLION IN**	Census Tract:	181650204.001006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	83-13-16-300-011.000-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	19	Common Confidence Score:	47
Value Range:	$149,850 - $220,150	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1:CLINTON TOWNSHIP
Assd Land Value:	$25,300	Market Land Value:	$25,300	Tax Year:	2025
Assd Improvement:	$128,000	Market Improvment Value:	$128,000	Total Taxable Value:	$1,350
Total Assessed Value:	$153,300	Total Assessor Market Value:	$153,300	Delinquent Year:	
				Tax Account ID:	00000982566
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 16 District: 0001
Abbreviated Description: W SIDE NW1/4 SW1/4 16-14-9 1.66 AC
City/Muni/Twp: CLINTON TOWNSHIP

Property Characteristics

Lot Size:	1.660 AC	Bedrooms:	3	Pool:	
Building Area:	1952 SF	Baths:	1	Fireplace:	1
Year Built:	1908	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2	Number of Cars:	4	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/12/2019	Loan Amount:	N/A
Document #:	2019001681 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2049	Type Finance:	FIX

Legal Description:
Section: 16
Abbreviated Description: NW4 SW4 S16 T14N R9W

Prior Transfer

Recording Date:	09/12/2019	Sales Price:	N/A
Document #:	2019001680 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/2019		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 16 District: 0001
Abbreviated Description: W SIDE NW1/4 SW1/4 16-14-9 1.66 AC
City/Muni/Twp: CLINTON TOWNSHIP

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Prior Transfer

Recording Date:	12/28/2015	Sales Price:	N/A
Document #:	2015002497 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/21/2015		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$18,000	Median # of Bedrooms	2.5
Median Lot Size	14,026 SF	Median # of Baths	1
Median Living Area	1,422 SF	Median Year Built	1943
Price Range - 2 Yrs	to $18,000	Age Range	6 years to 116 years
Median Value		Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.9Mi.	**138 N 11TH ST** **CLINTON, IN 47842-1008**	09/14/2026	$18,000	$17	1043	5/2/1	1912	10,424 SF	
		APN: 83-13-16-140-028.000-002 Document #: 2026001793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 10 Section: 16 Subdivision: CORA W SHEPARDSONS 2ND ADD SUB Sec/Twnship/Range: T14N R09W Abbreviated Description: Lot:5 Block:10 Section:16 Subdivision:CORA W SHEPARDSONS 2ND ADD SUB Sec/Twnship/Range:T14N R09W								
2	.99Mi.	**914 BLACKMAN ST** **CLINTON, IN 47842-1141**	09/03/2026			2046	7/3/1	1918	7,427 SF	
		APN: 83-13-16-410-048.000-002 Document #: 2026001730 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: DEREXA WHITCOMB PENTREATHS 7TH ADD SUB Abbreviated Description: Lot:4 Subdivision:DEREXA WHITCOMB PENTREATHS 7TH ADD SUB								
3	.34Mi.	**2109 E HAZEL BLUFF RD** **CLINTON, IN 47842-7634**	08/26/2026			2217	7/3/1	1920	221,721 SF	
		APN: 83-13-16-300-019.000-001 Document #: 2026001657 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 16 Sec/Twnship/Range: SW4 SW4 T14N R09W Abbreviated Description: Section:16 Sec/Twnship/Range:SW4 SW4 T14N R09W								
4	1.02Mi.	**1055 ANDERSON ST** **CLINTON, IN 47842-1067**	08/06/2026			1200	5/3/1	1927	5,998 SF	
		APN: 83-13-16-110-016.000-002 Document #: 2026001541 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 79 Block: 7 Subdivision: WHITE SATTERLEE & LYDAYS 1ST ADD SUB MapRef: PB 54 PG 579 Abbreviated Description: Lot:79 Block:7 Subdivision:WHITE SATTERLEE & LYDAYS 1ST ADD SUB Map Ref:PB 54 PG 579								
5	1.23Mi.	**1082 BOGART ST** **CLINTON, IN 47842-1351**	08/04/2026			1548	//2	2020	14,025 SF	
		APN: 83-13-09-430-023.005-002 Document #: 2026001517 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 54 Subdivision: GLENN RIDGE SUB 1ST ADD MapRef: REC 2 PG 3 Abbreviated Description: Lot:54 Subdivision:GLENN RIDGE SUB 1ST ADD Map Ref:REC 2 PG 3								
6	1.27Mi.	**1107 MATTHEWS ST** **CLINTON, IN 47842-7670**	07/01/2026			1513	//2	2002	14,026 SF	AboveGround
		APN: 83-13-09-430-035.000-002 Document #: 2026001240 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Subdivision: GLENN RIDGE SUB 1ST ADD MapRef: REC 2 PG 3 Abbreviated Description: Lot:35 Subdivision:GLENN RIDGE SUB 1ST ADD Map Ref:REC 2 PG 3								
7	.43Mi.	**2359 E STATE ROAD 163** **CLINTON, IN 47842-7637**	06/05/2026			1331	6/3/1	1960	91,912 SF	
		APN: 83-13-16-340-010.002-001 Document #: 2026001058 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Section: 16 Subdivision: PENTREATHS SECOND SPRING PARK SUB MapRef: IN 200400605 Sec/Twnship/Range: SE4 SW4 SW4 SE4 T14N R09W Abbreviated Description: Lot:15 Section:16 Subdivision:PENTREATHS SECOND SPRING PARK SUB Map Ref:IN 200400605Sec/Twnship/Range:SE4 SW4 SW4 SE4 T14N R09W								
8	.76Mi.	**14943 S 200 E** **CLINTON, IN 47842-7556**	05/28/2026			1156	8/3/1	1970	348,481 SF	
		APN: 83-13-08-440-001.000-001 Document #: 2026000987 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 08 MapRef: IN 2025000974 Sec/Twnship/Range: SE4 T14N R09W Abbreviated Description: Section:08 Map Ref:IN 2025000974Sec/Twnship/Range:SE4 T14N R09W								
9	1.33Mi.	**17014 S 250 E** **CLINTON, IN 47842-7300**	05/15/2026			1647	3/2/2	1984	42,253 SF	
		APN: 83-13-21-300-017.000-001 Document #: 2026000872 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 28 Sec/Twnship/Range: NW4 T14N R09W Abbreviated Description: Section:28 Sec/Twnship/Range:NW4 T14N R09W								
10	.94Mi.	**123 S 10TH ST** **CLINTON, IN 47842-1004**	05/11/2026			962	5/3/1	1910	10,424 SF	
		APN: 83-13-16-140-055.000-002 Document #: 2026000806 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 6 Section: 16 Subdivision: CORA W SHEPARDSONS SECOND ADD SUB Sec/Twnship/Range: T14N R09W Abbreviated Description: Lot:8 Block:6 Section:16 Subdivision:CORA W SHEPARDSONS SECOND ADD SUB Sec/Twnship/Range:T14N R09W

11	.84Mi.	**1121 BLACKMAN ST**	04/17/2026	624	5/2/1	1926	7,427 SF
		CLINTON, IN 47842-1038					

APN: 83-13-16-410-013.000-002 Document #: 2026000665
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Abbreviated Description: Lot:33

12	1.02Mi.	**1131 E TONYA DR**	04/09/2026	2098	1//2	2005	29,686 SF
		CLINTON, IN 47842-7314					

APN: 83-13-20-220-030.000-001 Document #: 2026000604
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: ERIN WOOD SUB Abbreviated Description: Lot:32 Subdivision:ERIN WOOD SUB

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.	**2024 E STATE ROAD 163**	**09/12/2019**	$153,300	$153,300	1,952	8/3/1	1908	2 SF	
.03Mi.	**1996 E STATE ROAD 163**		$201,400	$201,400	2,310	8/3/1	1974	21,214 SF	
.06Mi.	**15711 S 200 E**	**06/27/2013**	$266,300	$266,300	1,608	5/2/1	1993	2 SF	
.06Mi.	**2026 E STATE ROAD 163**	**12/14/2015**	$111,800	$111,800	1,074	6/3/1	1927	32,234 SF	
.07Mi.	**2027 E STATE ROAD 163**		$151,800	$151,800	1,832	5/3/1	1926	37,462 SF	
.1Mi.	**15582 S 200 E**		$130,400	$130,400	1,233	7/3/1	1967	2 SF	
.12Mi.	**2092 E STATE ROAD 163**		$193,200	$193,200	1,566	7/2/1	1956	3 SF	
.17Mi.	**15532 S 200 E**		$145,700	$145,700	1,370	7/3/1	1965	21,780 SF	
.24Mi.	**15434 S 200 E**	**04/17/2024**	$245,000	$245,000	2,185	7/3/1	1969	8 SF	
.29Mi.	**2282 E STATE ROAD 163**	**09/14/2022**	$60,100	$60,100	1,206	5/3/1	1927	21,780 SF	
.3Mi.	**2302 E STATE ROAD 163**	**09/14/2022**	$34,100	$34,100	812	5/1/1	1880	40,511 SF	
.31Mi.	**2145 E HAZEL BLUFF RD**		$217,900	$217,900	2,468	6/3/1	1979	29,839 SF	AboveGround
.32Mi.	**2119 E HAZEL BLUFF RD**	**10/04/2023**	$154,400	$154,400	1,938	6/3/1	1920	1 SF	AboveGround
.32Mi.	**2225 E HAZEL BLUFF RD**	**09/21/2023**	$143,300	$143,300	822	5/2/1	1927	21,301 SF	
.32Mi.	**2241 E HAZEL BLUFF RD**	**11/21/2022**	$131,000	$131,000	1,428	5/2/1	1910	15,682 SF	
.33Mi.	**2253 E STATE ROAD 163**	**04/17/2023**	$73,000	$73,000	888	5/2/1	1920	17,860 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.7 years old	Households:	4,269
Median Household Income:	$61,499	Households w/Family:	73%
Household Income Per Capita:	$30,430	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	South Vermillion Community School Corporation	Students:	1,548
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.36Mi.	**South Vermillion Middle School**	C-	Public	5 - 8

Number of Students: 494
Student-Teacher Ratio: 14.82

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2.41Mi. **South Vermillion High School** Number of Students: 446 Student-Teacher Ratio: 9.42 Advanced Placement: Yes		NA	Public	9 - 12
2.09Mi. **Van Duyn Elementary School** Number of Students: 242 Student-Teacher Ratio: 13.2		B-	Public	KG - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	106%	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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