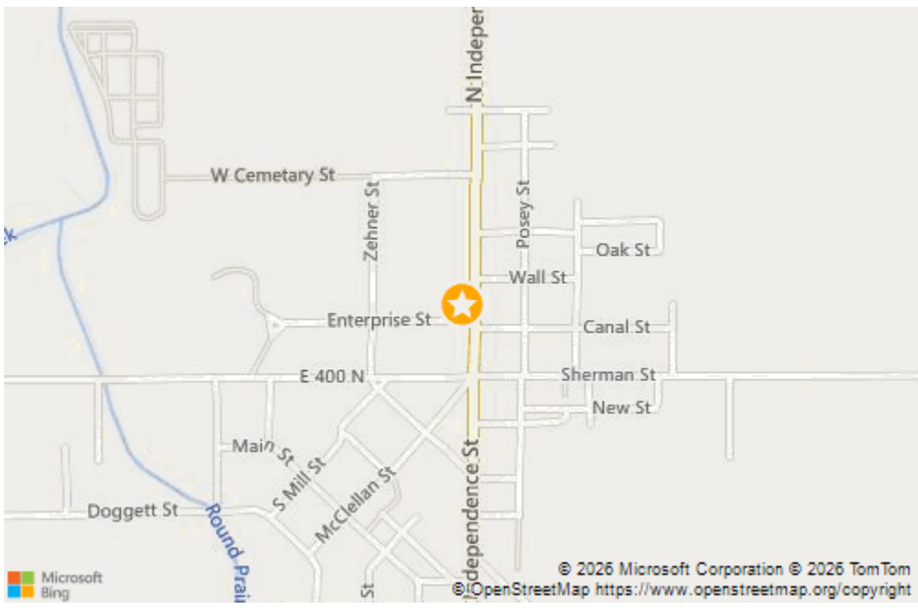
ICE SiteX Report

OrderID: 96550862

SiteX Property Information Report



Subject Property Location

204 N INDEPENDENCE ST, WINDFALL, IN 46076-9267

County:	**TIPTON IN**	Census Tract:	181590201.002017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	80-07-09-502-023.000-011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$99,000**	FSD:	15
Value Range:	$84,150 - $113,850	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11:WINDFALL TOWN
Assd Land Value:	$11,200	Market Land Value:	$11,200	Tax Year:	2024
Assd Improvement:	$49,000	Market Improvment Value:	$49,000	Total Taxable Value:	$381
Total Assessed Value:	$60,200	Total Assessor Market Value:	$60,200	Delinquent Year:	
				Tax Account ID:	00000004351
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 9 District: 0006 Map Ref: MP 011-44 Sec/Twnship/Range: SEC 9 TWN 22 RNG 5
Abbreviated Description: SERIGHTS ADD L: 7
City/Muni/Twp: WILDCAT TOWNSHIP

Property Characteristics

Lot Size:	7,150 SF	Bedrooms:	2	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	
Year Built:	1870	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	02/02/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 9 District: 0006 Map Ref: MP 011-44 Sec/Twnship/Range: SEC 9 TWN 22 RNG 5
Abbreviated Description: SERIGHTS ADD L: 7
City/Muni/Twp: WILDCAT TOWNSHIP

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.

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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.	**204 N INDEPENDENCE ST**	**02/02/2015**	$60,200	$60,200	1,140	6/2/1	1870	7,150 SF	
.01Mi.	**200 N INDEPENDENCE ST**	**04/28/2023**	$6,700	$6,700	3,534	10/4/1	1890	7,150 SF	
.02Mi.	**208 N INDEPENDENCE ST**	**01/30/1998**	$150,800	$150,800	5,075	10/4/1	1921	7,150 SF	
.03Mi.	**114 N INDEPENDENCE ST**	**07/22/2010**	$149,000	$149,000	1,814	8/3/1	1910	11,220 SF	
.04Mi.	**201 N INDEPENDENCE ST**	**06/18/2014**	$85,000	$85,000	3,026	7/3/1	1969	8,712 SF	
.04Mi.	**202 W ENTERPRISE ST**	**09/13/2019**	$22,600	$22,600	2,032	7/3/1	1890	15,714 SF	
.04Mi.	**304 N INDEPENDENCE ST**	**12/02/2014**	$87,800	$87,800	1,568	8/3/1	1890	10,098 SF	
.05Mi.	**301 N INDEPENDENCE ST**		$59,500	$59,500	1,264	7/3/1	1969	8,316 SF	
.05Mi.	**105 E CANAL ST**	**05/11/2012**	$137,500	$137,500	1,940	6/2/2	1960	8,712 SF	
.05Mi.	**203 W ENTERPRISE ST**	**02/04/2015**	$142,300	$142,300	1,794	6/4/2	1954	7,872 SF	
.05Mi.	**206 W ENTERPRISE ST**	**09/21/2018**	$63,700	$63,700	2,072	9/3/1	1977	7,938 SF	
.06Mi.	**206 N POSEY ST**	**06/18/2021**	$72,600	$72,600	2,575	7/3/1	1910	9,765 SF	
.06Mi.	**312 N INDEPENDENCE ST**	**01/30/2012**	$121,700	$121,700	2,434	9/2/1	1948	13,068 SF	
.06Mi.	**118 E CANAL ST**	**05/30/2019**	$81,600	$81,600	1,473	8/3/1	1960	8,712 SF	
.07Mi.	**110 W SHERMAN ST**	**02/26/2014**	$86,300	$86,300	1,321	8/3/2	1870	9,264 SF	
.07Mi.	**209 W ENTERPRISE ST**	**08/28/1996**	$101,800	$101,800	1,658	7/3/1	1910	7,995 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.1 years old	Households:	684
Median Household Income:	$66,194	Households w/Family:	79%
Household Income Per Capita:	$35,221	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Tipton County Northern Community School Corporation	Students:	774
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.09Mi.	**Tri Central Elementary School**	A	Public	PK - 5
Number of Students: 352 Student-Teacher Ratio: 17.6				
5.16Mi.	**Tri Central Middle-High School**	B	Public	6 - 12
Number of Students: 422 Student-Teacher Ratio: 14.05 Advanced Placement: Yes				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	147%	NOTABLY HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	127%	HIGHER
OVERALL	119%	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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