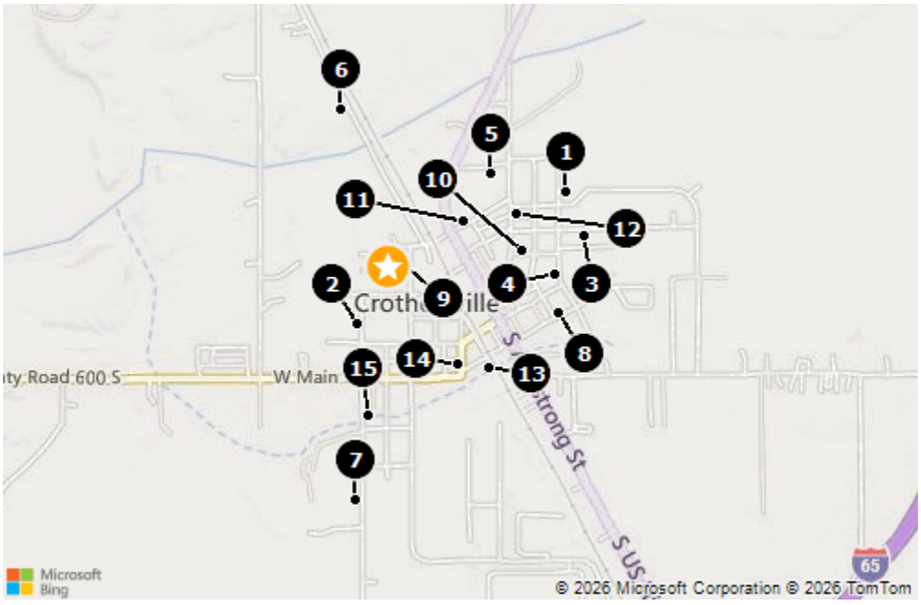
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

206 W BARD ST, CROTHERSVILLE, IN 47229-1010

County:	**JACKSON IN**	Census Tract:	180719683.004004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	36-46-10-301-025.000-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$165,000**	FSD:	15	Common Confidence Score:	43
Value Range:	$140,250 - $189,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	14:CROTHERSVILLE
Assd Land Value:	$9,700	Market Land Value:	$9,700	Tax Year:	2025
Assd Improvement:	$151,300	Market Improvment Value:	$151,300	Total Taxable Value:	$1,256
Total Assessed Value:	$161,000	Total Assessor Market Value:	$161,000	Delinquent Year:	
				Tax Account ID:	00001059144
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 District: 0011 Map Ref: MP 02500
Abbreviated Description: WESTWOOD LOT 10 EXC. 3 1/2 ' BY PAR LINES OFF W SIDE
City/Muni/Twp: VERNON TOWNSHIP

Property Characteristics

Lot Size:	8,189 SF	Bedrooms:	2	Pool:	
Building Area:	1440 SF	Baths:	1	Fireplace:	
Year Built:	1965	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:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	N/A
Document #:	202602849 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/08/2025	Loan Amount:	N/A
Document #:	202502211 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 10 Subdivision: WESTWOOD SUBDIVISION
City/Muni/Twp: TOWN OF CROTHERSVILLE

Prior Transfer

Recording Date:	04/02/2025	Sales Price:	N/A
Document #:	202502103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/04/2024	Loan Amount:	N/A
Document #:	202402154 BK-PG -	Loan Type:	VA

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TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 10 Subdivision: WESTWOOD SUBDIVISION
City/Muni/Twp: TOWN OF CROTHERSVILLE

Prior Transfer

Recording Date:	04/03/2024	Sales Price:	N/A
Document #:	202402140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	$145,600
Document #:	202101885 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/02/2021		
Document Type:			

Legal Description:
Lot: 10 Subdivision: WESTWOOD SUBDIVISION
City/Muni/Twp: CROTHERSVILLE

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 District: 0011 Map Ref: MP 02500
Abbreviated Description: WESTWOOD LOT 10 EXC. 3 1/2 ' BY PAR LINES OFF W SIDE
City/Muni/Twp: VERNON TOWNSHIP

Prior Transfer

Recording Date:	10/20/2020	Sales Price:	$71,000
Document #:	202007645 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/19/2020		
Document Type:			

Legal Description:
Lot: 10 Subdivision: WESTWOOD SUBDIVISION
City/Muni/Twp: CROTHERSVILLE

Area Sales Analysis

Total Area Sales	$827,690	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	1
Median Living Area	1,150 SF	Median Year Built	1925
Price Range - 2 Yrs	to $214,900	Age Range	33 years to 148 years
Median Value		Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**405 N PRESTON ST**	09/23/2026			936	5/3/1	1963	9,900 SF	AboveGround
		CROTHERSVILLE, IN 47229-1235								
		APN: 36-46-10-401-006.000-016 Document #: 202605968								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 3 Subdivision: WARNERS ADDITION Abbreviated Description: Lot:3 Subdivision:WARNERS ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE								
2	.17Mi.	**106 N BETHANY RD**	09/15/2026			1154	6/3/1	1955	8,712 SF	
		CROTHERSVILLE, IN 47229-1304								
		APN: 36-46-10-303-009.000-016 Document #: 202605748								
		Document Type: Price Code:								
		Land Use: Single Family Residential								
		Legal: Sec/Twnship/Range: SW4SW4S10T04NR06E Abbreviated Description: Sec/Twnship/Range:SW4SW4S10T04NR06E								
3	.5Mi.	**605 E BARD ST**	08/24/2026	$180,790	$156	1152	6/3/1	1963	14,520 SF	
		CROTHERSVILLE, IN 47229-1206								
		APN: 36-46-10-401-030.000-016 Document #: 202605254								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 2,4 Subdivision: WEDDLE SUBDIVISION MapRef: MB 613 PG 21 Abbreviated Description: Lot:2,4 Subdivision:WEDDLE SUBDIVISION Map Ref:MB 613 PG 21City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE								
4	.42Mi.	**104 N PRESTON ST**	08/19/2026	$50,000	$45	1095	5/2/1	1878	8,712 SF	
		CROTHERSVILLE, IN 47229-1230								
		APN: 36-46-10-402-110.000-016 Document #: 202604979								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Sec/Twnship/Range: NW4SE4S10T04NR06E Abbreviated Description: Sec/Twnship/Range:NW4SE4S10T04NR06E City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE								
5	.35Mi.	**211 CINDY LN**	08/10/2026	$169,000	$136	1239	5/3/1	1963	12,197 SF	
		CROTHERSVILLE, IN 47229-1101								
		APN: 36-46-10-103-015.000-016 Document #: 202604501								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Sec/Twnship/Range: SW4NE4S10T04NR06E Abbreviated Description: Sec/Twnship/Range:SW4NE4S10T04NR06E								
6	.43Mi.	**5362 S COUNTY ROAD 1010 E**	08/04/2026			2266	10/4/1	1898	217,801 SF	
		CROTHERSVILLE, IN 47229-9774								
		APN: 36-46-10-200-019.000-015 Document #: 202604419								
		Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NW4S10T04NR06E Abbreviated Description: Sec/Twnship/Range:SW4NW4S10T04NR06E City/Muni/Twp:VERNON TOWNSHIP City/Muni/Twp: VERNON TOWNSHIP

7	.59Mi.	**6296 S COUNTY ROAD 1025 E**	07/28/2026	$214,900	$128	1676	5/3/2	1966	43,560 SF
		CROTHERSVILLE, IN 47229-9781							

APN: 36-46-15-200-014.000-016 Document #: 202604292
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NW4S15T04NR06E Abbreviated Description: Sec/Twnship/Range:SW4NW4S15T04NR06E

8	.44Mi.	**400 E MAIN ST**	06/30/2026	$50,000	$46	1069	5/2/1	1898	10,824 SF
		CROTHERSVILLE, IN 47229-1222							

APN: 36-46-10-404-012.000-016 Document #: 202603778
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 74,75 Subdivision: THOMPSON AND RIDERS ADDITION Abbreviated Description: Lot:74,75 Subdivision:THOMPSON AND RIDERS ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

9	.04Mi.	**400 N KOVENER ST**	06/24/2026			1164	5/2/1	1918	8,712 SF
		CROTHERSVILLE, IN 47229-1018							

APN: 36-46-10-301-037.000-016 Document #: 202603562
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

10	.34Mi.	**404 OAK ST**	06/24/2026	$115,000	$79	1440	4/2/1	1948	17,424 SF
		CROTHERSVILLE, IN 47229-1226							

APN: 36-46-10-402-093.000-016 Document #: 202603573
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 148,149 Subdivision: PRESTON RIDERS ADDITION Abbreviated Description: Lot:148,149 Subdivision:PRESTON RIDERS ADDITION Abbreviated Description:LOT: WEST ONE-HALF (1/2) OF LOTS 148 AND 149 AND LOT NUMBER ONE HUNDRED AND SIXTY- THREE (163); LOT: City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

11	.22Mi.	**206 E WALNUT ST**	11/13/2025			824	4/2/1	1918	8,712 SF
		CROTHERSVILLE, IN 47229-1122							

APN: 36-46-10-402-038.000-016 Document #: 202506930
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CHARLES BLAUS SECOND ADDITION Abbreviated Description: Lot:3 Subdivision:CHARLES BLAUS SECOND ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

12	.35Mi.	**407 - 413 SEYMOUR RD**	10/31/2025			924	/3/1	1993	17,424 SF
		CROTHERSVILLE, IN 47229-1113							

APN: 36-46-10-402-028.000-016 Document #: 202506661
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 156,157 Subdivision: PRESTON RIDERS ADDITION Abbreviated Description: Lot:156,157 Subdivision:PRESTON RIDERS ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

13	.35Mi.	**105 W MAIN ST**	08/28/2025			1060	4/2/1	1888	21,716 SF
		CROTHERSVILLE, IN 47229-1529							

APN: 36-46-10-403-055.000-016 Document #: 202505301
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4,5 Subdivision: RINNES ADDITION Abbreviated Description: Lot:4,5 Subdivision:RINNES ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

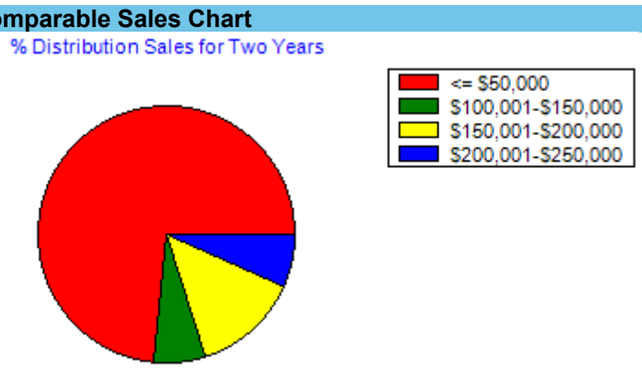
14	.31Mi.	**201 MILL ST**	06/09/2025	$48,000	$47	1004	6/3/1	1886	4,640 SF
		CROTHERSVILLE, IN 47229-1533							

APN: 36-46-10-304-098.000-016 Document #: 202503311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3,4 Subdivision: DAVID R OWENS ADDITION Abbreviated Description: Lot:3,4 Subdivision:DAVID R OWENS ADDITION City/Muni/Twp:TOWN OF CROTHERSVILLE City/Muni/Twp: TOWN OF CROTHERSVILLE

15	.39Mi.	**403 S BETHANY RD**	05/20/2025			1150	4/3/2	1925	28,314 SF
		CROTHERSVILLE, IN 47229-1311							

APN: 36-46-15-201-030.000-016 Document #: 202502937
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7-9 Subdivision: PARK PLACE ADDITION Abbreviated Description: Lot:7-9 Subdivision:PARK PLACE ADDITION City/Muni/Twp:TOWNSHIP OF CROTHERSVILLE City/Muni/Twp: TOWNSHIP OF CROTHERSVILLE

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.

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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.	**206 W BARD ST**	**03/03/2021**	$161,000	$161,000	1,440	5/2/1	1965	8,189 SF	
.02Mi.	**303 W WALNUT ST**	**02/01/2021**	$114,500	$114,500	1,296	5/3/2	1965	7,990 SF	
.02Mi.	**208 W BARD ST**	**03/05/2021**	$107,400	$107,400	962	5/3/1	1965	8,281 SF	
.02Mi.	**305 W WALNUT ST**	**09/07/2021**	$160,600	$160,600	1,216	6/3/1	1970	7,990 SF	
.03Mi.	**205 W BARD ST**	**04/05/2023**	$101,000	$101,000	1,248	5/4/2	1962	8,712 SF	
.03Mi.	**203 W BARD ST**	**10/04/2016**	$124,100	$124,100	1,341	6/3/1	1965	17,424 SF	
.04Mi.	**210 W BARD ST**	**09/30/1998**	$106,600	$106,600	912	5/2/1	1962	8,460 SF	
.04Mi.	**209 W BARD ST**	**03/21/2024**	$149,300	$149,300	1,248	5/3/1	1964	17,424 SF	
.04Mi.	**307 W WALNUT ST**	**04/09/2018**	$93,600	$93,600	960	5/3/1	1964	7,971 SF	
.04Mi.	**400 N KOVENER ST**	**12/23/2024**	$110,000	$110,000	1,164	5/2/1	1918	8,712 SF	
.04Mi.	**404 N KOVENER ST**		$161,700	$161,700	1,176	6/3/1	1923	13,068 SF	
.05Mi.	**304 N KOVENER ST**	**10/13/2022**	$155,500	$155,500	1,729	4/2/2	1889	17,860 SF	
.05Mi.	**212 W BARD ST**	**02/03/2020**	$123,400	$123,400	1,026	5/3/1	1966	8,451 SF	
.06Mi.	**202-204 W MYRES ST**	**07/12/2024**	$158,400	$158,400	1,760	6/4/1	1953	21,780 SF	
.06Mi.	**211 W BARD ST**	**02/13/2024**	$173,200	$173,200	1,809	8/4/1	1967	18,447 SF	
.06Mi.	**300 MYRES ST**		$117,200	$117,200	1,217	5/3/1	1935	13,242 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	40.7 years old	Households:	1,328
Median Household Income:	$60,863	Households w/Family:	75%
Household Income Per Capita:	$31,609	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Crothersville Community Schools	Students:	451
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Crothersville Jr-Sr High School** Number of Students: 221 Student-Teacher Ratio: 15.24	D	Public	6 - 12
0.52Mi.	**Crothersville Elementary School** Number of Students: 230 Student-Teacher Ratio: 15.86	D	Public	PK - 5

Flood Report

The Subject Property of **206 W BARD ST, CROTHERSVILLE, IN 47229-1010** 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	33%	SIGNIFICANTLY LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	40%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	110%	HIGHER
OVERALL	120%	HIGHER

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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