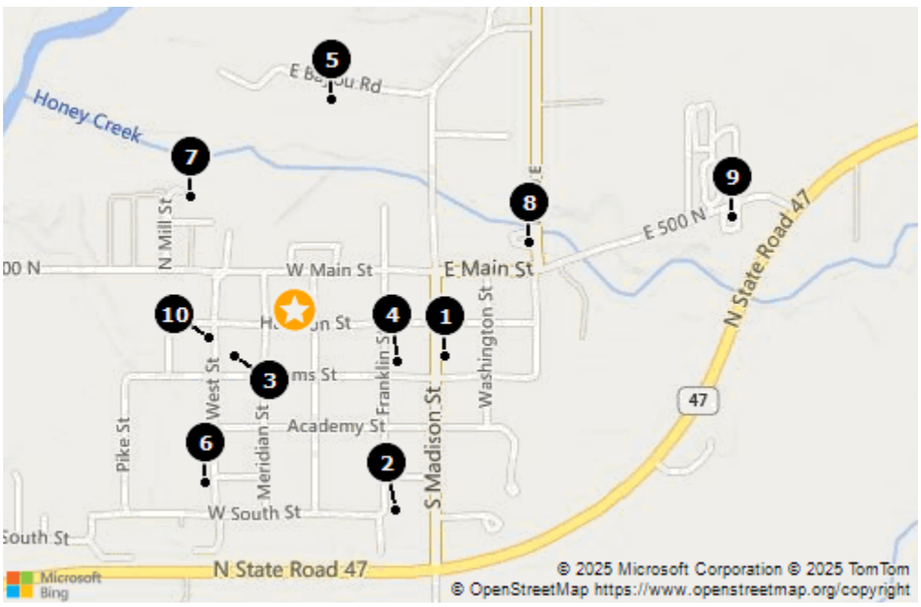
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

302 W HARRISON ST, DARLINGTON, IN 47940-7128

County:	**MONTGOMERY IN**	Census Tract:	181079567.002028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	54-08-08-112-040.000-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$224,000**	FSD:	14
Value Range:	$192,640 - $255,360	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11:COAL CREEK TWP
Assd Land Value:	$14,300	Market Land Value:	$14,300	Tax Year:	2024
Assd Improvement:	$103,000	Market Improvment Value:	$103,000	Total Taxable Value:	$596
Total Assessed Value:	$117,300	Total Assessor Market Value:	$117,300	Delinquent Year:	
				Tax Account ID:	011-16026-00
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Section: 8019003 District: 0004

Abbreviated Description:	PT LOT 21 JOHN HULETTS ADD
City/Muni/Twp:	FRANKLIN TOWNSHIP

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	2	Pool:	
Building Area:	2514 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1+A	Number of Cars:	3	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	202501610 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	N/A
Document #:	202205537 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	$210,000
Document #:	202204321 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/20/2022		
Document Type:			

Legal Description:

Lot: 21 Subdivision: JOHN HULETS ADDITION Map Ref: DD 35 PG 218
Abbreviated Description: PORTION LOT21
City/Muni/Twp: DARLINGTON

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Prior Transfer

Recording Date:	07/27/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Section: 8019003 District: 0004
Abbreviated Description: PT LOT 21 JOHN HULETTS ADD
City/Muni/Twp: FRANKLIN TOWNSHIP

Prior Transfer

Recording Date:	03/30/2021	Sales Price:	N/A
Document #:	202102258 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2021	Sales Price:	N/A
Document #:	202102044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/10/2021		
Document Type:			

Legal Description:
Lot: 21 Subdivision: JOHN HULETS ADDITION Map Ref: DD 35 PG 218
Abbreviated Description: PORTION LOT21
City/Muni/Twp: DARLINGTON

Prior Transfer

Recording Date:	03/13/2019	Sales Price:	$11,000
Document #:	201901280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/12/2019	Sales Price:	N/A
Document #:	201901264 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2019		
Document Type:			

Legal Description:
Lot: 21 Subdivision: JOHN HULETS ADDITION Map Ref: MB 35 PG 218
Abbreviated Description: PORTION LOT21
City/Muni/Twp: DARLINGTON

Prior Transfer

Recording Date:	02/28/2019	Sales Price:	N/A
Document #:	201901088 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/07/2015	Sales Price:	N/A
Document #:	201501729 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/26/2015		
Document Type:			

Legal Description:
Lot: 21 Subdivision: JOHN HULETS ADDITION Map Ref: DD 35 PG 218
City/Muni/Twp: DARLINGTON

Mortgage Record

Recording Date:	01/23/2014	Loan Amount:	N/A
Document #:	201400256 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/16/2024	Type Finance:	

Legal Description:
Lot: 21 Subdivision: JOHN HULETS ADDITION
Abbreviated Description: PART LOT 21
City/Muni/Twp: DARLINGTON

Prior Transfer

Recording Date:	08/24/2007	Sales Price:	N/A
Document #:	200705195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/24/2007		
Document Type:			

Legal Description:
Lot: 21 Subdivision: JOHN HULETS ADDITION
Abbreviated Description: PART LOT 21
City/Muni/Twp: DARLINGTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	24,176 SF	Median # of Baths	1
Median Living Area	1,408 SF	Median Year Built	1956
Price Range - 2 Yrs		Age Range	25 years to 69 years
Median Value		Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**205 S MADISON ST** **DARLINGTON, IN 47940-7099**	09/12/2025			2040	7/3/1	1956	9,496 SF	

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APN: 54-08-08-114-031.000-015 Document #: 202504383
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5,8 Block: 9 Subdivision: WILLIAM COXS ADDITION Abbreviated Description: Lot:5,8 Block:9 Subdivision:WILLIAM COXS ADDITION City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

2	.28Mi.	**505 S FRANKLIN ST** **DARLINGTON, IN 47940-4006**	08/08/2025	1288	5/3/2	1976	8,712 SF	

APN: 54-08-08-114-097.000-015 Document #: 202503828
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: WILLIAM C PERKINS ADDITION Abbreviated Description: Lot:4 Block:4 Subdivision:WILLIAM C PERKINS ADDITION City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

3	.23Mi.	**404 WEST ST** **DARLINGTON, IN 47940-4043**	08/07/2025	1408	6/2/1	1956	26,572 SF	

APN: 54-08-08-113-057.000-015 Document #: 202503788
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NE4S08T19NR03W Abbreviated Description: Sec/Twnship/Range:SW4NE4S08T19NR03W City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

4	.14Mi.	**209 S FRANKLIN ST** **DARLINGTON, IN 47940-4003**	04/14/2025	1408	9/4/2	1956	5,532 SF	

APN: 54-08-08-114-024.000-015 Document #: 202501648
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5,6 Block: 8 Subdivision: WILLIAM COXS ADDITION Abbreviated Description: Lot:5,6 Block:8 Subdivision:WILLIAM COXS ADDITION City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

5	.27Mi.	**6751 E BAYOU RD** **DARLINGTON, IN 47940-7093**	03/11/2025	1858	5/3/2	1998	35,806 SF	

APN: 54-08-05-900-005.023-014 Document #: 202501059
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: SUGAR CREEK BAYOU ESTATES Tract No: 30 Sec/Twnship/Range: SE4S05&NE4S08T19NR03W Abbreviated Description: Subdivision:SUGAR CREEK BAYOU ESTATES Tract No:30 Sec/Twnship/Range:SE4S05&NE4S08T19NR03W

6	.25Mi.	**500 WEST ST** **DARLINGTON, IN 47940-4044**	01/21/2025	888	4/2/1	1956	21,780 SF	

APN: 54-08-08-113-074.000-015 Document #: 202500331
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NE4S08T19NR03W Abbreviated Description: Sec/Twnship/Range:W2NE4S08T19NR03W

7	.19Mi.	**112 MILL ST** **DARLINGTON, IN 47940-4026**	12/20/2024	1656	6/3/1	2000	47,481 SF	AboveGround

APN: 54-08-08-112-017.000-015 Document #: 202406113
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 12 Subdivision: W S WHEELERS ADDITION Abbreviated Description: Lot:9 Block:12 Subdivision:W S WHEELERS ADDITION City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

8	.28Mi.	**5041 N 700 E** **DARLINGTON, IN 47940-7088**	12/12/2024	1304	7/3/1	1961	76,230 SF	

APN: 54-08-08-111-006.000-015 Document #: 202405991
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: WILLIAM COX ADDITION Sec/Twnship/Range: NE4S08T19NR03W Abbreviated Description: Subdivision:WILLIAM COX ADDITION Sec/Twnship/Range:NE4S08T19NR03W

9	.52Mi.	**7229 E 500 N** **DARLINGTON, IN 47940-7009**	09/23/2024	2152	9/3/1	1956	206,911 SF	

APN: 54-08-09-200-009.000-014 Document #: 202404621
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NW4S09T19NR03W Abbreviated Description: Sec/Twnship/Range:W2NW4S09T19NR03W

10	.12Mi.	**202 WEST ST** **DARLINGTON, IN 47940-4041**	06/27/2024	1132	7/3/1	1956	8,712 SF	

APN: 54-08-08-113-009.000-015 Document #: 202402977
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: JOHN HULETS ADDITION Abbreviated Description: Lot:35 Subdivision:JOHN HULETS ADDITION City/Muni/Twp:TOWN OF DARLINGTON City/Muni/Twp: TOWN OF DARLINGTON

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.	**302 W HARRISON ST**	**07/27/2022**	$117,300	$117,300	2,514	7/2/1	1912	7,405 SF	
.01Mi.	**106 DOUGLAS ST**	**12/18/2020**	$193,400	$193,400	2,134	7/3/1	1892	9,888 SF	
.01Mi.	**304 W HARRISON ST**	**07/01/2021**	$177,500	$177,500	2,192	9/4/2	1910	8,712 SF	
.03Mi.	**105 MERIDAIN ST**	**04/23/2019**	$108,300	$108,300	1,280	5/3/1	1956	8,712 SF	
.03Mi.	**301 W MAIN ST**		$188,800	$188,800	2,619	9/5/1	1956	10,280 SF	
.03Mi.	**305 W MAIN ST**		$126,100	$126,100	2,008	5/3/1	1961	8,712 SF	
.04Mi.	**210 W HARRISON ST**		$161,900	$161,900	2,362	9/3/2	1956	8,712 SF	
.04Mi.	**303 W HARRISON ST**	**12/06/2016**	$108,300	$108,300	1,404	6/2/1	1956	8,712 SF	
.04Mi.	**307 W MAIN ST**	**10/02/2023**	$98,600	$98,600	2,861	14/3/3	1956	8,712 SF	
.04Mi.	**301 W HARRISON ST**	**06/08/2018**	$177,900	$177,900	2,676	9/4/2	1956	8,712 SF	
.04Mi.	**305 W HARRISON ST**	**07/13/2023**	$124,300	$124,300	1,728	7/3/1	1950	8,712 SF	
.05Mi.	**307 W HARRISON ST**		$83,400	$83,400	1,354	6/4/1	1956	8,712 SF	
.05Mi.	**217 W MAIN ST**	**04/28/2023**	$139,300	$139,300	2,210	8/4/2	1961	10,803 SF	
.05Mi.	**208 W HARRISON ST**		$133,600	$133,600	1,556	5/3/1	1895	8,712 SF	
.05Mi.	**211 W HARRISON ST**		$176,000	$176,000	2,480	8/4/1	1912	8,712 SF	
.05Mi.	**102 MERIDAIN ST**	**10/05/2020**	$60,000	$60,000	992	6/3/1	1956	2,788 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	43.3 years old	Households:	644
Median Household Income:	$77,583	Households w/Family:	72%
Household Income Per Capita:	$37,514	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	North Montgomery Community School Corporation	Students:	1,831
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.67Mi.	**Sugar Creek Elementary School** Number of Students: 277 Student-Teacher Ratio: 16.29	B-	Public	PK - 5
7.21Mi.	**North Montgomery Middle School** Number of Students: 423 Student-Teacher Ratio: 15.11	B-	Public	6 - 8
6.90Mi.	**North Montgomery High School** Number of Students: 521 Student-Teacher Ratio: 12.69 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	31%	SIGNIFICANTLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	33%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	149%	NOTABLY HIGHER
MURDER	112%	HIGHER
OVERALL	96%	SIMILAR

Disaster Alerts

3/30/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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