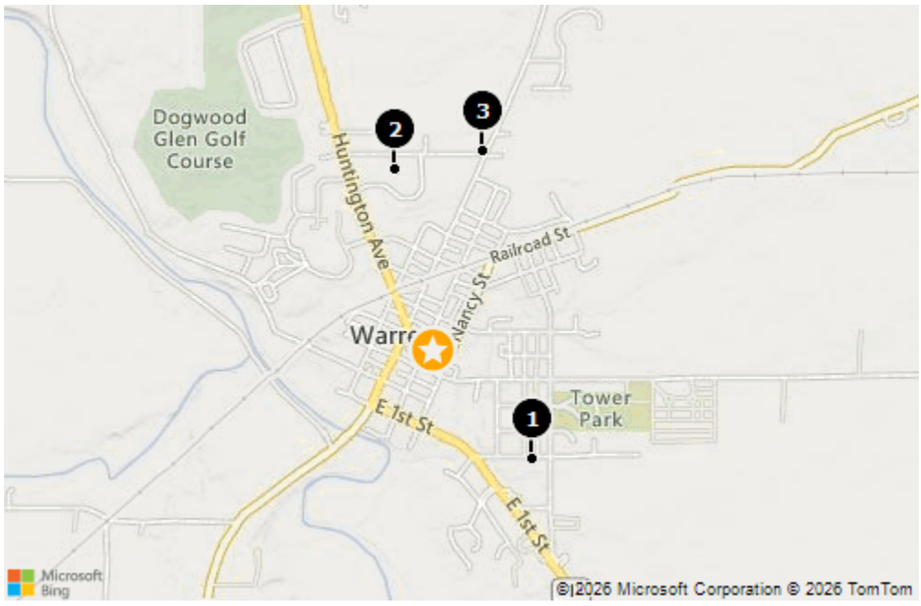
ICE SiteX Report

OrderID: 98692377

SiteX Property Information Report



Subject Property Location

326 N MAIN ST, WARREN, IN 46792-9225

County:	**HUNTINGTON IN**	Census Tract:	180699621.002032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	35-12-20-300-029.100-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	8	Common Confidence Score:	80
Value Range:	$133,400 - $156,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9:ETNA-JEFFERSON
Assd Land Value:	$11,600	Market Land Value:	$11,600	Tax Year:	2025
Assd Improvement:	$187,800	Market Improvment Value:	$187,800	Total Taxable Value:	$1,795
Total Assessed Value:	$199,400	Total Assessor Market Value:	$199,400	Delinquent Year:	
				Tax Account ID:	01588512396
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16 Section: 20 District: 0009 Map Ref: MP 21F5-2-C46

Abbreviated Description:	021-00291-00 JONES 3RD ADD LOT 16
City/Muni/Twp:	SALAMONIE TOWNSHIP

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	3024 SF	Baths:	2	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Other
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/05/2025	Loan Amount:	N/A
Document #:	2025003343 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	N/A
Document #:	2024005193 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	N/A
Document #:	2024003336 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/11/2024		
Document Type:			

Legal Description:
City/Muni/Twp: WARREN

ICE SiteX Report

OrderID: 98692377

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Section: 20 District: 0009 Map Ref: MP 21F5-2-C46
Abbreviated Description: 021-00291-00 JONES 3RD ADD LOT 16
City/Muni/Twp: SALAMONIE TOWNSHIP

Prior Transfer

Recording Date:	06/28/2024	Sales Price:	N/A
Document #:	2024002643 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/11/2024	Sales Price:	N/A
Document #:	2024001439 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/11/2024		
Document Type:			

Legal Description:
City/Muni/Twp: WARREN

Mortgage Record

Recording Date:	06/26/2015	Loan Amount:	N/A
Document #:	2015002997 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
Lot: 16 Subdivision: JONES THIRD ADDITION
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	06/26/2015	Sales Price:	N/A
Document #:	2015002996 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/26/2015		
Document Type:			

Legal Description:
Lot: 16 Subdivision: JONES THIRD ADDITION SUBDIVISION
City/Muni/Twp: WARREN

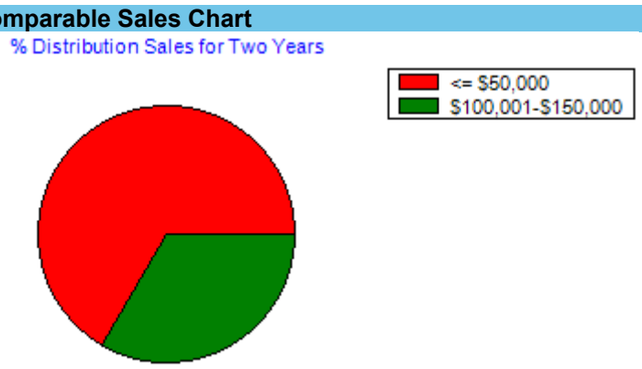
Area Sales Analysis

Total Area Sales	$143,500	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	1
Median Living Area	1,253 SF	Median Year Built	1949
Price Range - 2 Yrs	to $143,500	Age Range	36 years to 86 years
Median Value		Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**627 E JEFFERSON ST** **WARREN, IN 46792-9005**	09/17/2026	$143,500	$141	1014	6/3/1	1990	9,240 SF	
		APN: 35-12-29-100-085.904-017 Document #: 2026004732 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
2	.46Mi.	**1019 CAMPBELL ST** **WARREN, IN 46792-4618**	02/26/2026			1655	5/2/1	1949	10,890 SF	
		APN: 35-12-20-200-066.901-017 Document #: 2026000922 Document Type: Price Code: Land Use: Single Family Residential Legal:								
3	.51Mi.	**1103 N WAYNE ST** **WARREN, IN 46792-9473**	08/21/2025			1253	6/3/1	1940	21,780 SF	
		APN: 35-12-20-200-072.300-017 Document #: 2025003694 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WARREN City/Muni/Twp: WARREN								

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.

ICE SiteX Report

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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.	**326 N MAIN ST**	**08/05/2024**	$199,400	$199,400	3,024	7/3/2	1949	8,712 SF	
.01Mi.	**318 N MAIN ST**	**08/31/2020**	$166,800	$166,800	2,716	8/4/2	1949	8,712 SF	
.03Mi.	**325 N NANCY ST**	**06/20/2012**	$189,400	$189,400	2,122	7/4/1	1960	8,712 SF	
.03Mi.	**404 N MAIN ST**	**11/02/2023**	$102,300	$102,300	2,168	9/3/1	1895	5,544 SF	
.03Mi.	**209 E 4TH ST**	**12/11/2017**	$216,600	$216,600	2,356	6/3/2	1979	3,168 SF	
.03Mi.	**312 N MAIN ST**	**05/09/2014**	$137,800	$137,800	1,298	5/2/1	1949	5,820 SF	AboveGround
.03Mi.	**317 N NANCY ST**	**10/03/2023**	$138,600	$138,600	1,476	6/3/1	1949	8,712 SF	
.03Mi.	**327 N MAIN ST**	**12/29/2021**	$53,200	$53,200	2,496	8/4/2	1949	4,356 SF	
.04Mi.	**304 N MAIN ST**	**02/06/2018**	$246,200	$246,200	2,988	8/4/1	1979	9,309 SF	
.04Mi.	**410 N MAIN ST**	**09/27/2023**	$226,500	$226,500	1,908	7/3/2	1990	8,712 SF	
.04Mi.	**223 E 4TH ST**	**01/18/2019**	$60,000	$60,000	2,872	8/4/3	1949	6,072 SF	
.04Mi.	**217 E 3RD ST**	**06/08/2009**	$107,600	$107,600	2,068	6/3/1	1939	7,392 SF	
.04Mi.	**319 N MAIN ST**	**07/15/2024**	$108,000	$108,000	1,842	6/3/1	1939	4,752 SF	
.04Mi.	**213 E 3RD ST**	**10/28/2019**	$83,100	$83,100	1,740	5/2/1	1939	2,640 SF	
.04Mi.	**120 E 4TH ST**	**10/27/2009**	$84,900	$84,900	1,602	6/3/1	1900	3,366 SF	
.04Mi.	**309 N NANCY ST**	**11/19/2003**	$99,500	$99,500	768	5/2/1	1949	2,520 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	50.1 years old	Households:	1,338
Median Household Income:	$67,533	Households w/Family:	63%
Household Income Per Capita:	$35,256	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Huntington County Community School Corporation	Students:	4,874
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.72Mi.	**Riverview Middle School** Number of Students: 503 Student-Teacher Ratio: 14.37	C+	Public	6 - 8
15.08Mi.	**Huntington North High School** Number of Students: 1,441 Student-Teacher Ratio: 14.81 Advanced Placement: Yes	NA	Public	9 - 12
0.87Mi.	**Salamonie Elementary School** Number of Students: 273 Student-Teacher Ratio: 12.7	B-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	18%	SIGNIFICANTLY LOWER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	91%	LOWER
OVERALL	100%	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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ICE SiteX Report

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