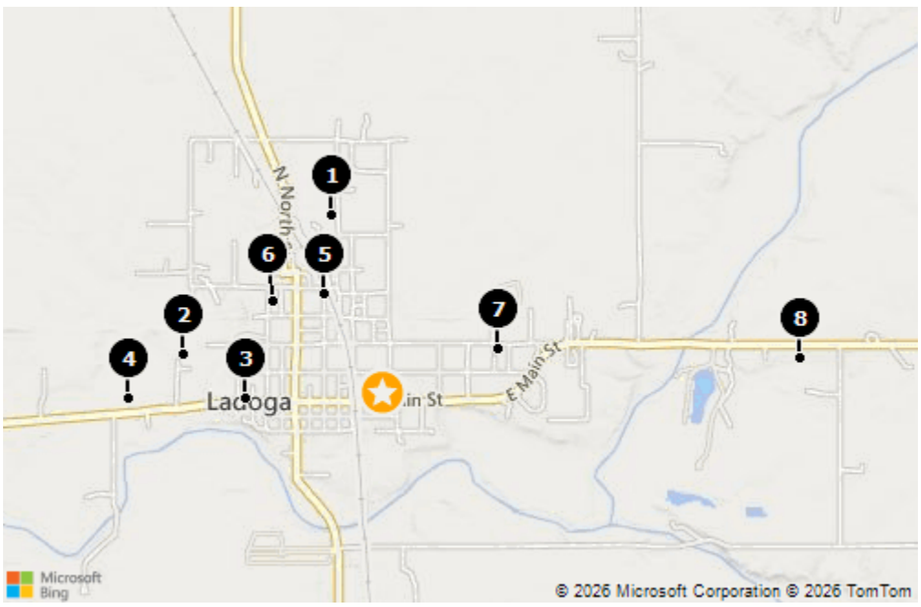
ICE SiteX Report

OrderID: 98063280

SiteX Property Information Report



Subject Property Location

328 E MAIN ST, LADOGA, IN 47954-7046

County:	**MONTGOMERY IN**	Census Tract:	181079575.003038
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	54-16-18-442-023.000-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	39	Common Confidence Score:	17
Value Range:	$83,570 - $190,430	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6:WVLND-LR CONSRVC
Assd Land Value:	$19,800	Market Land Value:	$19,800	Tax Year:	2025
Assd Improvement:	$69,600	Market Improvment Value:	$69,600	Total Taxable Value:	$387
Total Assessed Value:	$89,400	Total Assessor Market Value:	$89,400	Delinquent Year:	
				Tax Account ID:	006-13010-00
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 District: 0002

Abbreviated Description:	PT LOT 4 MYERS & BRITTS
City/Muni/Twp:	CLARK TOWNSHIP

Property Characteristics

Lot Size:	11,848 SF	Bedrooms:	2	Pool:	
Building Area:	1056 SF	Baths:	1	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	$77,077
Document #:	202304903 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2021	Sales Price:	N/A
Document #:	202100313 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	$67,398
Document #:	201900687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/04/2019	Sales Price:	N/A
Document #:	201900659 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/29/2019		

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Document Type:
Legal Description:
Lot: 4 Subdivision: MYERS AND BRITTS ADDITION Map Ref: MB 12 PG 645
Abbreviated Description: PORTION LOT4
City/Muni/Twp: LADOGA

Prior Transfer

Recording Date:	02/04/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 District: 0002
Abbreviated Description: PT LOT 4 MYERS & BRITTS
City/Muni/Twp: CLARK TOWNSHIP

Prior Transfer

Recording Date:	08/06/2008	Sales Price:	$67,398
Document #:	200804219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/18/2008	Sales Price:	N/A
Document #:	200800918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2008		
Document Type:			

Legal Description:
Lot: 4 Subdivision: MYERS AND BRITTS ADDITION
Abbreviated Description: PART OUTLOT 4
City/Muni/Twp: LADOGA

Area Sales Analysis

Total Area Sales	$139,000	Median # of Bedrooms	3
Median Lot Size	11,130 SF	Median # of Baths	1.5
Median Living Area	1,783 SF	Median Year Built	1958
Price Range - 2 Yrs	to $139,000	Age Range	21 years to 70 years
Median Value		Median Age	68 years

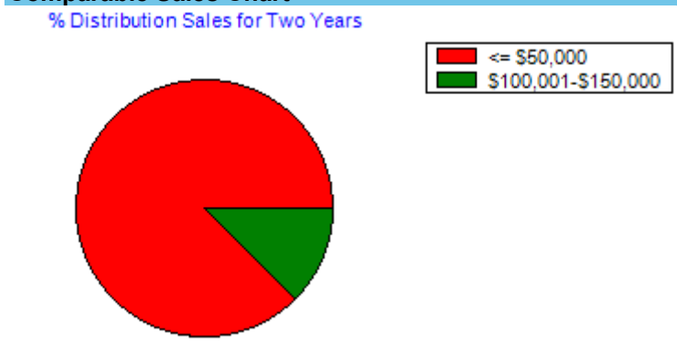
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**728 N CHERRY ST** **LADOGA, IN 47954-9350**	06/24/2026			1824	8/4/2	1956	10,890 SF	
		APN: 54-16-18-221-010.000-009 Document #: 202603250 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NW4S18T17NR03W Abbreviated Description: Sec/Twnship/Range:E2NW4S18T17NR03W								
2	.5Mi.	**8568 S ACADEMY WAY** **LADOGA, IN 47954-8112**	06/09/2026	$139,000	$49	2816	8/4/3	1968	22,216 SF	
		APN: 54-16-18-332-003.001-009 Document #: 202602953 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4S18T17NR03W2PM Abbreviated Description: Sec/Twnship/Range:W2SW4S18T17NR03W2PM								
3	.34Mi.	**224 W MAIN ST** **LADOGA, IN 47954-7008**	05/21/2026			2440	9/4/2	1965	11,021 SF	
		APN: 54-16-18-331-032.000-009 Document #: 202602635 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 8 Subdivision: ORIGINAL PLAT OF LADOGA Abbreviated Description: Lot:5 Block:8 Subdivision:ORIGINAL PLAT OF LADOGA								
4	.64Mi.	**5000 E STATE ROAD 234** **LADOGA, IN 47954-8041**	05/08/2026			1400	6/3/1	2005	22,477 SF	
		APN: 54-15-13-100-002.008-009 Document #: 202602360 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4S13T17NR04W Abbreviated Description: Sec/Twnship/Range:SE4S13T17NR04W								
5	.29Mi.	**420 N FRANKLIN ST** **LADOGA, IN 47954-9359**	05/08/2026			1359	5/2/1	1960	6,752 SF	
		APN: 54-16-18-224-017.000-009 Document #: 202602350 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5,6 Block: 2 Subdivision: WILSON GRAYBILL AND WILSONS ADDITION Abbreviated Description: Lot:5,6 Block:2 Subdivision:WILSON GRAYBILL AND WILSONS ADDITION Abbreviated Description:LOT: EAST HALF OF LOT NUMBER 5 AND THE NORTH 15 FEET OF THE EAST HALF OF LOT NUMBER 6								
6	.35Mi.	**417 N WEST ST** **LADOGA, IN 47954-9358**	04/01/2026			1184	4/2/1	1956	11,238 SF	
		APN: 54-16-18-224-026.000-009 Document #: 202601615 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HENRY N WILSONS ADDITION Abbreviated Description: Lot:3 Subdivision:HENRY N WILSONS ADDITION City/Muni/Twp:TOWN OF LADOGA City/Muni/Twp: TOWN OF LADOGA								
7	.3Mi.	**725 E TAYLOR ST** **LADOGA, IN 47954-9338**	03/24/2026			1984	6/3/2	1956	10,019 SF	
		APN: 54-16-18-441-008.000-009 Document #: 202601480 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2SE4S18T17NR03W Abbreviated Description: Sec/Twnship/Range:E2SE4S18T17NR03W								
8	1.01Mi.	**6451 E STATE ROAD 234** **LADOGA, IN 47954-7206**	03/18/2026			1742	6/2/1	1956	47,611 SF	
		APN: 54-16-17-400-034.000-007 Document #: 202601382 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SE4S17T17NR03W Abbreviated Description: Sec/Twnship/Range:W2SE4S17T17NR03W								

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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.	**328 E MAIN ST**	**02/04/2019**	$89,400	$89,400	1,056	4/2/1	1956	11,848 SF	
.01Mi.	**336 E MAIN ST**	**08/29/2017**	$98,700	$98,700	1,392	5/3/2	1971	12,937 SF	AboveGround
.02Mi.	**320 E MAIN ST**	**12/03/2024**	$135,300	$135,300	1,144	7/3/1	1993	11,848 SF	
.03Mi.	**331 E ELM ST**		$141,700	$141,700	2,006	7/3/1	1890	10,716 SF	
.03Mi.	**312 E MAIN ST**		$180,900	$180,900	2,722	8/5/1	1956	11,848 SF	
.03Mi.	**342 E MAIN ST**		$131,300	$131,300	1,120	5/2/1	1946	17,772 SF	
.03Mi.	**325 E ELM ST**		$114,100	$114,100	1,426	5/3/1	1955	11,456 SF	
.03Mi.	**341 E ELM ST**	**11/26/2018**	$136,700	$136,700	2,088	6/3/1	1956	10,716 SF	
.04Mi.	**321 E ELM ST**		$153,500	$153,500	2,022	6/3/1	1956	11,456 SF	AboveGround
.05Mi.	**323 E MAIN ST**	**05/18/2016**	$180,100	$180,100	2,436	8/4/2	1956	11,108 SF	
.05Mi.	**402 E MAIN ST**	**07/25/2024**	$150,900	$150,900	2,648	8/4/1	1910	13,155 SF	
.05Mi.	**331 E MAIN ST**	**09/05/2012**	$96,100	$96,100	2,880	5//6	1911	11,108 SF	
.05Mi.	**403 E ELM ST**	**11/18/2022**	$77,100	$77,100	1,084	4/2/1	1956	5,924 SF	
.05Mi.	**317 E MAIN ST**	**07/27/2015**	$124,200	$124,200	1,215	5/3/1	1986	9,017 SF	
.05Mi.	**341 E MAIN ST**	**11/08/2018**	$84,500	$84,500	1,104	5/2/1	1956	9,757 SF	
.05Mi.	**405 E ELM ST**		$113,400	$113,400	2,000	6/2/2	1950	10,062 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	42.1 years old	Households:	962
Median Household Income:	$82,625	Households w/Family:	72%
Household Income Per Capita:	$36,639	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	South Montgomery Community School Corporation	Students:	1,684
Number of Schools:	5	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Ladoga Elementary School** Number of Students: 182 Student-Teacher Ratio: 20.92	A	Public	PK - 5
6.18Mi.	**Southmont Jr High School** Number of Students: 392 Student-Teacher Ratio: 13.66	A	Public	6 - 8
6.18Mi.	**Southmont Sr High School** Number of Students: 476 Student-Teacher Ratio: 14.34	A-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	38%	SIGNIFICANTLY LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

3/30/2025 - Severe Tornados, Flooding 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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