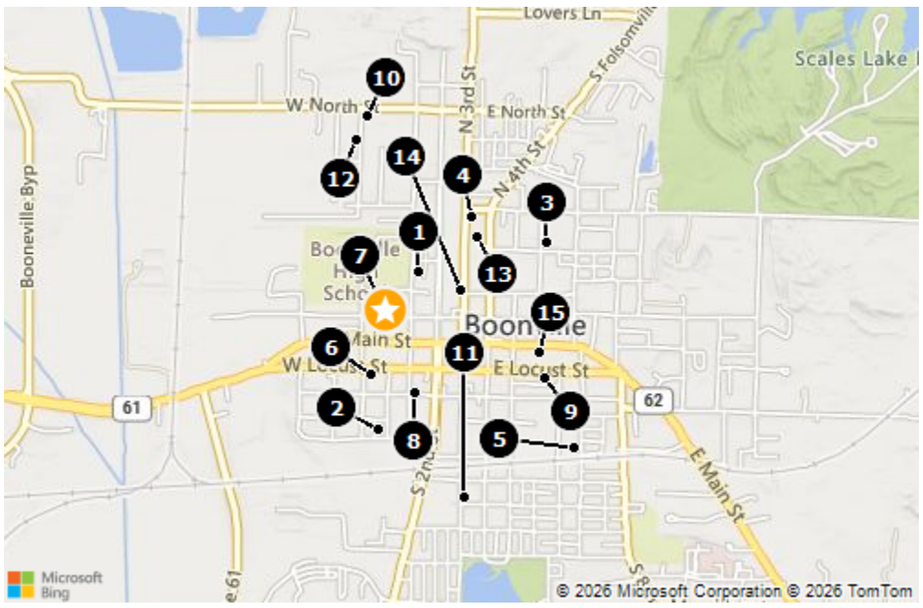
ICE SiteX Report

OrderID: 98605899

SiteX Property Information Report



Subject Property Location

401 W SYCAMORE ST, BOONVILLE, IN 47601-1555

County:	**WARRICK IN**	Census Tract:	181730306.022004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	87-09-26-308-103.000-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$121,500 - $148,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11:LANE TOWNSHIP
Assd Land Value:	$14,200	Market Land Value:	$14,200	Tax Year:	2025
Assd Improvement:	$129,100	Market Improvment Value:	$129,100	Total Taxable Value:	$585
Total Assessed Value:	$143,300	Total Assessor Market Value:	$143,300	Delinquent Year:	
				Tax Account ID:	00001020140
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 103 Block: 21 District: 0002 Map Ref: MP 069-097

Abbreviated Description:	PT BLK 21 LOT 103 MC CULLA.
City/Muni/Twp:	BOON TOWNSHIP

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	2	Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2026	Sales Price:	N/A
Document #:	2026R-001156 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/14/2024	Sales Price:	N/A
Document #:	2024R-008341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2024	Loan Amount:	N/A
Document #:	2024R-007749 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Block: 21 Subdivision: MCCUHAS SUBDIVISION
City/Muni/Twp: BOONVILLE

Mortgage Record

Recording Date:	02/28/2024	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98605899

Document #:	2024R-001254 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Block: 21 Subdivision: MCCULLAS SUBDIVISION
Abbreviated Description: PORTION BLK21
City/Muni/Twp: BOONVILLE

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	2024R-000180 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	N/A
Document #:	2022R-009094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/13/2022	Loan Amount:	N/A
Document #:	2022R-008721 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Block: 21 Subdivision: MCCULLATS SUBDIVISION
City/Muni/Twp: BOONVILLE

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	N/A
Document #:	2021R-008197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/01/2021	Loan Amount:	N/A
Document #:	2021R-007791 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 21 Block: 21 Subdivision: MCCULLAS SUBDIVISION
Abbreviated Description: PORTION LOT21
City/Muni/Twp: BOONVILLR

Prior Transfer

Recording Date:	06/19/2018	Sales Price:	$82,743
Document #:	2018R-004846 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/16/2016	Loan Amount:	N/A
Document #:	2016R-007597 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Block: 21 Subdivision: MCCULLAS SUBDIVISION

Prior Transfer

Recording Date:	12/23/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 103 Block: 21 District: 0002 Map Ref: MP 069-097
Abbreviated Description: PT BLK 21 LOT 103 MC CULLA.
City/Muni/Twp: BOON TOWNSHIP

Mortgage Record

Recording Date:	11/02/2015	Loan Amount:	N/A
Document #:	2015R-009489 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2045	Type Finance:	

Legal Description:
Block: 21 Subdivision: MCCULLAS SUBDIVISION
City/Muni/Twp: BOONVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	1,496 SF	Median Year Built	1948
Price Range - 2 Yrs		Age Range	28 years to 118 years
Median Value		Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**403 N 1ST ST** **BOONVILLE, IN 47601-1577**	09/29/2026			2704	8/3/2	1970	6,534 SF	

APN: 87-09-26-306-003.000-003 Document #: 2026R-008030
Document Type: Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98605899

Legal: Lot: 3 Subdivision: MATTHEWSONS SUBDIVISION Abbreviated Description: Lot:3 Subdivision:MATTHEWSONS SUBDIVISION City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

2	.3Mi.	**407 S 1ST AVE** **BOONVILLE, IN 47601-1711**	09/25/2026	1724	5/3/2	1910	8,276 SF

APN: 87-09-35-108-027.000-003 Document #: 2026R-007945
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Block: 3 Subdivision: JAMES MCCULLA MapRef: MB 17 PG 100 Abbreviated Description: Block:3 Subdivision:JAMES MCCULLA Map Ref:MB 17 PG 100

3	.46Mi.	**507 N 6TH ST** **BOONVILLE, IN 47601-1417**	09/16/2026	1028	4/2/1	1995	13,068 SF

APN: 87-09-26-403-067.000-003 Document #: 2026R-007616
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SMITHS ADDITION OR OFFICE ENLARGEMENT Abbreviated Description: Lot:29 Subdivision:SMITHS ADDITION OR OFFICE ENLARGEMENT City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

4	.33Mi.	**617 N 3RD ST** **BOONVILLE, IN 47601-1213**	08/26/2026	1170	6/3/1	1970	5,473 SF

APN: 87-09-26-414-137.000-003 Document #: 2026R-006979
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 MapRef: MB 1 PG 44 Abbreviated Description: Lot:21 Map Ref:MB 1 PG 44City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

5	.48Mi.	**313 S 7TH ST** **BOONVILLE, IN 47601-1866**	08/26/2026	928	4/2/	1953	16,553 SF

APN: 87-09-35-215-026.000-003 Document #: 2026R-006984
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 MapRef: MB 1 PG 118 Abbreviated Description: Lot:18 Map Ref:MB 1 PG 118Abbreviated Description:PORTION LOT18 City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

6	.17Mi.	**416 W LOCUST ST** **BOONVILLE, IN 47601-1526**	07/31/2026	1496	//1	1948	9,148 SF

APN: 87-09-26-308-002.000-003 Document #: 2026R-006196
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 63 Block: 1 Subdivision: MCCULLAS SUBDIVISION Abbreviated Description: Lot:63 Block:1 Subdivision:MCCULLAS SUBDIVISION City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

7	.04Mi.	**404 S SYCAMORE ST** **BOONVILLE, IN 47601-**	07/29/2026	1242	5/3/1	1998	10,890 SF

APN: 87-09-26-308-123.000-003 Document #: 2026R-006041
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Block: 17 Subdivision: JAMES MCCULLA MapRef: MB 17 PG 100 Abbreviated Description: Block:17 Subdivision:JAMES MCCULLA Map Ref:MB 17 PG 100

8	.22Mi.	**224 S 1ST ST** **BOONVILLE, IN 47601-1702**	07/27/2026	3130	6/4/1	1910	26,572 SF

APN: 87-09-26-304-262.000-003 Document #: 2026R-005855
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 82 Abbreviated Description: Lot:82 City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

9	.44Mi.	**405 E LOCUST ST** **BOONVILLE, IN 47601-1842**	07/16/2026	988	4/2/1	1939	6,534 SF

APN: 87-09-26-413-002.000-003 Document #: 2026R-005649
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: STAINED MASTERS ENLARGEMENT MapRef: MB 1 PG 65 Abbreviated Description: Lot:2 Subdivision:STAINED MASTERS ENLARGEMENT Map Ref:MB 1 PG 65City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

10	.49Mi.	**320 W NORTH ST** **BOONVILLE, IN 47601-2520**	07/10/2026	2565	8/4/2	1958	9,583 SF

APN: 87-09-26-102-002.000-003 Document #: 2026R-005474
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: GEYERWOOD SUBDIVISION MapRef: PL 3 PG 137 Sec/Twnship/Range: SW4NE4 S26T05SR08W Abbreviated Description: Lot:1&2 Subdivision:GEYERWOOD SUBDIVISION Map Ref:PL 3 PG 137Sec/Twnship/Range:SW4NE4 S26T05SR08W

11	.52Mi.	**614 S 3RD ST** **BOONVILLE, IN 47601-1904**	07/01/2026	1270	4/2/1	1940	9,148 SF

APN: 87-09-35-214-064.000-003 Document #: 2026R-005192
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: MARION JOHNSONS ADDITION MapRef: MB 1 PG 95 Abbreviated Description: Lot:38 Subdivision:MARION JOHNSONS ADDITION Map Ref:MB 1 PG 95City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

12	.45Mi.	**1014 N VINE ST** **BOONVILLE, IN 47601-1270**	06/30/2026	1099	6/3/2	1958	13,068 SF

APN: 87-09-26-102-036.000-003 Document #: 2026R-005129
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: GEYERWOOD ADDITION GEYERWOOD SUBDIVISION A MapRef: MB 3 PG 137 Sec/Twnship/Range: SW4NW4 S26T05SR08W Abbreviated Description: Lot:19 Subdivision:GEYERWOOD ADDITION GEYERWOOD SUBDIVISION A Map Ref:MB 3 PG 137Sec/Twnship/Range:SW4NW4 S26T05SR08W

13	.29Mi.	**509 N 3RD ST** **BOONVILLE, IN 47601-1211**	06/29/2026	1555	5/3/2	1908	6,534 SF

APN: 87-09-26-414-058.000-003 Document #: 2026R-005082
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Land Lot: 7 Abbreviated Description: Land Lot:7 City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

14	.19Mi.	**302 N 3RD ST** **BOONVILLE, IN 47601-1512**	06/24/2026	1941	7/3/2	1916	6,970 SF

APN: 87-09-26-301-021.000-003 Document #: 2026R-005003
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

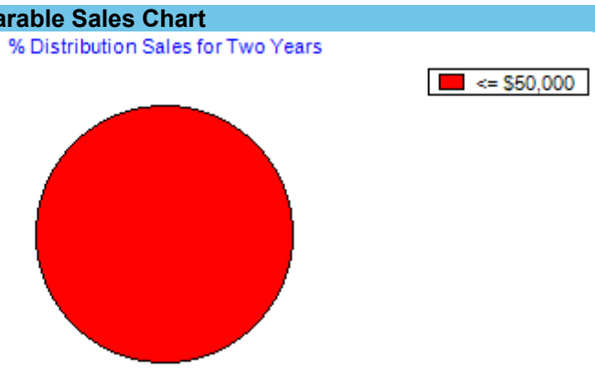
15	.07Mi.	**323 E MAIN ST** **BOONVILLE, IN 47601-**	05/27/2026	1904	//1	1925	6,970 SF

APN: 87-09-26-308-087.000-003 Document #: 2026R-004047
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 17 Subdivision: JAMES A MCCULLA Abbreviated Description: Lot:17 Block:17 Subdivision:JAMES A MCCULLA City/Muni/Twp:BOONVILLE City/Muni/Twp: BOONVILLE

ICE SiteX Report

OrderID: 98605899

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.	**401 W SYCAMORE ST**	**12/23/2015**	$143,300	$143,300	1,120	5/2/1	1945	8,276 SF	
.01Mi.	**323 W SYCAMORE ST**	**07/26/2021**	$128,300	$128,300	1,172	5/3/1	1933	6,534 SF	
.01Mi.	**403 W SYCAMORE ST**	**03/20/2023**	$160,200	$160,200	1,668	/3/2	1940	6,534 SF	
.02Mi.	**321 W SYCAMORE ST**	**01/03/2017**	$117,200	$117,200	1,120	5/3/1	1959	6,098 SF	AboveGround
.02Mi.	**405 W SYCAMORE ST**	**09/25/2024**	$140,300	$140,300	1,362	5/3/1	1940	7,405 SF	
.03Mi.	**319 W SYCAMORE ST**		$136,800	$136,800	1,606	4/2/1	1959	6,534 SF	
.03Mi.	**417 W SYCAMORE ST**	**04/12/2021**	$103,700	$103,700	948	5/3/1	1940	6,534 SF	
.04Mi.	**408 W SYCAMORE ST**	**09/18/1998**	$166,500	$166,500	1,110	5/3/2	1983	9,583 SF	
.04Mi.	**404 S SYCAMORE ST**		$126,700	$126,700	1,242	5/3/1	1998	10,890 SF	
.04Mi.	**419 W SYCAMORE ST**	**11/27/2017**	$65,100	$65,100	636	3/1/1	1940	6,534 SF	
.04Mi.	**412 W SYCAMORE ST**	**09/10/2018**	$170,300	$170,300	1,048	4/3/2	1983	10,019 SF	
.04Mi.	**318 W SYCAMORE ST**	**05/18/2010**	$144,300	$144,300	1,728	//1	1920	7,405 SF	
.05Mi.	**418 W SYCAMORE ST**	**06/14/2022**	$87,000	$87,000	850	//1	1940	6,970 SF	
.05Mi.	**423 W SYCAMORE ST**	**03/19/2024**	$122,900	$122,900	1,276	5/2/2	1980	2,614 SF	
.05Mi.	**208 N 1ST ST**	**08/16/2022**	$156,000	$156,000	1,888	4/2/1	1908	6,970 SF	
.05Mi.	**204 N 1ST ST**	**10/12/2021**	$201,900	$201,900	2,116	5/3/1	1870	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	43.4 years old	Households:	6,275
Median Household Income:	$81,007	Households w/Family:	67%
Household Income Per Capita:	$39,316	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Warrick County School Corporation	Students:	9,858
Number of Schools:	19	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.76Mi.	**Boonville Middle School** Number of Students: 682 Student-Teacher Ratio: 16.05	B+	Public	6 - 8
0.08Mi.	**Boonville High School** Number of Students: 892 Student-Teacher Ratio: 13.18 Advanced Placement: Yes	NA	Public	9 - 12
0.61Mi.	**Loge Elementary School** Number of Students: 377 Student-Teacher Ratio: 15.08	A+	Public	KG - 5

ICE SiteX Report

OrderID: 98605899

Flood Report

The Subject Property of **401 W SYCAMORE ST, BOONVILLE, IN 47601-1555** 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	100%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	107%	SIMILAR
OVERALL	119%	HIGHER

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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