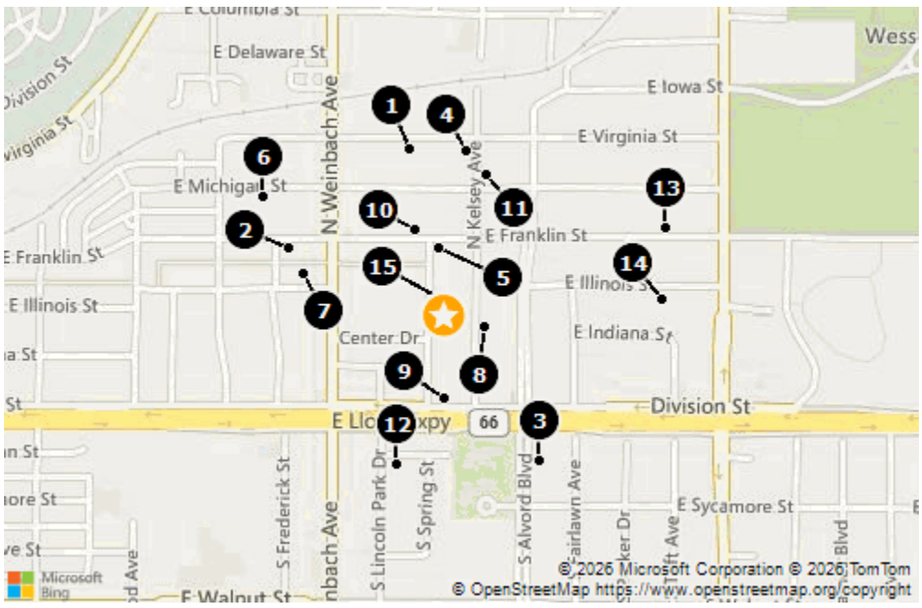
ICE SiteX Report

OrderID: 97524067

SiteX Property Information Report



Subject Property Location

43 N SPRING ST, EVANSVILLE, IN 47711-6069

County:	**VANDERBURGH IN**	Census Tract:	181630003.002006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	82-06-22-015-023.015-027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$181,440 - $250,560	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9:EVANSVILLE CITY
Assd Land Value:	$23,500	Market Land Value:	$23,500	Tax Year:	2025
Assd Improvement:	$128,800	Market Improvment Value:	$128,800	Total Taxable Value:	$1,473
Total Assessed Value:	$152,300	Total Assessor Market Value:	$152,300	Delinquent Year:	
				Tax Account ID:	01777476569
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Section: H23&VAC District: 0005 Map Ref: CITY KNIGHT-2

Abbreviated Description:	RUNNYMEADE PL. LOT 15 BL.1 & ADJ VACATED ST
City/Muni/Twp:	KNIGHT TOWNSHIP

Property Characteristics

Lot Size:	10,625 SF	Bedrooms:	4	Pool:	
Building Area:	1584 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/05/2025	Loan Amount:	N/A
Document #:	2025R00003817 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: RUNNYMEDE ADDITION TO THE CITY OF EVANSVILLE
City/Muni/Twp: CITY OF EVANSVILLE

Prior Transfer

Recording Date:	08/17/2023	Sales Price:	$203,741
Document #:	2023R00015850 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$207,500
Document #:	2022R00014454 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/10/2022		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: RUNNYMEDE PLACE Map Ref: MB H PG 23
City/Muni/Twp: EVANSVILLE

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Prior Transfer

Recording Date:	06/13/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Section: H23&VAC District: 0005 Map Ref: CITY KNIGHT-2
Abbreviated Description: RUNNYMEADE PL. LOT 15 BL.1 & ADJ VACATED ST
City/Muni/Twp: KNIGHT TOWNSHIP

Prior Transfer

Recording Date:	09/14/2020	Sales Price:	$145,000
Document #:	2020R00023834 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/10/2020		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: RUNNYMEDE PLACE Map Ref: MB H PG 23
City/Muni/Twp: EVANSVILLE

Prior Transfer

Recording Date:	12/23/2010	Sales Price:	$76,000
Document #:	2010R00031818 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/22/2010	Sales Price:	$86,500
Document #:	2010R00028843 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/10/2010	Loan Amount:	N/A
Document #:	2010R00027264 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2025	Type Finance:	

Legal Description:
Lot: 15 Block: 1 Subdivision: RUNNYMEDE PLACE
City/Muni/Twp: EVANSVILLE

Prior Transfer

Recording Date:	03/30/2005	Sales Price:	N/A
Document #:	2005R00009301 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/2005		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: RUNNYMEDE PLACE Map Ref: MB H PG23
City/Muni/Twp: EVANSVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	6,950 SF	Median # of Baths	1
Median Living Area	952 SF	Median Year Built	1940
Price Range - 2 Yrs		Age Range	66 years to 106 years
Median Value		Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**2037 E VIRGINIA ST** **EVANSVILLE, IN 47711-5951**	05/18/2026			708	4/2/1	1940	6,750 SF	
		APN: 82-06-22-015-014.005-027 Document #: 2026R00010135 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: ROSS FERRACE MapRef: MB H PG 111 Abbreviated Description: Lot:5 Subdivision:ROSS FERRACE Map Ref:MB H PG 111City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE								
2	.21Mi.	**1905 E FRANKLIN ST** **EVANSVILLE, IN 47711-5809**	05/18/2026			922	4/2/1	1942	6,800 SF	AboveGround
		APN: 82-06-21-016-003.020-027 Document #: 2026R00010130 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 62 Subdivision: TERRACE PARK MapRef: MB F PG 113 Abbreviated Description: Lot:62 Subdivision:TERRACE PARK Map Ref:MB F PG 113City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE								
3	.22Mi.	**20 S ALVORD BLVD** **EVANSVILLE, IN 47714-1219**	05/14/2026			1520	6/3/1	1938	7,250 SF	
		APN: 82-06-27-013-068.009-027 Document #: 2026R00009960 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: LINCOLN CREST OF CLARK PLACE MapRef: MB H PG 84 Abbreviated Description: Lot:20 Subdivision:LINCOLN CREST OF CLARK PLACE Map Ref:MB H PG 84City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE								
4	.21Mi.	**2119 E VIRGINIA ST** **EVANSVILLE, IN 47711-5953**	05/01/2026			999	5/2/1	1952	5,520 SF	
		APN: 82-06-22-014-010.013-027 Document #: 2026R00008881 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13,14 Subdivision: MAY PLACE Sec/Twnship/Range: W2SW4S22T06SR10W Abbreviated Description: Lot:13,14 Subdivision:MAY PLACE Sec/Twnship/Range:W2SW4S22T06SR10W Abbreviated Description:LOT: EAST WENTY-THREE AND FOUR TENTHS (23.4) FEET OF LOT THIRTEEN (13) ADJOINING LOT FOURTEEN (14) A								

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5	.08Mi.	**2101 E FRANKLIN ST**	05/01/2026	770	4/2/1	1935	6,950 SF
		EVANSVILLE, IN 47711-6037					
	APN: 82-06-22-016-038.019-027 Document #: 2026R00008850 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WHITTON TERRACE Sec/Twnship/Range: W2SW4S22T06SR10W Abbreviated Description: Lot:3 Subdivision:WHITTON TERRACE Sec/Twnship/Range:W2SW4S22T06SR10W Abbreviated Description:LOT: PART OF LOT THREE (3) City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
6	.27Mi.	**1817 E MICHIGAN ST**	04/17/2026	960	4/2/1	1924	6,800 SF
		EVANSVILLE, IN 47711-5823					
	APN: 82-06-21-016-002.022-027 Document #: 2026R00007671 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Subdivision: TERRACE PARK MapRef: MB F PG 113 Abbreviated Description: Lot:37 Subdivision:TERRACE PARK Map Ref:MB F PG 113City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
7	.19Mi.	**1912 E ILLINOIS ST**	04/15/2026	536	3/1/1	1935	6,800 SF
		EVANSVILLE, IN 47711-5818					
	APN: 82-06-21-016-004.011-027 Document #: 2026R00007381 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 81 Subdivision: TERRACE PARK MapRef: MB F PG 113 Abbreviated Description: Lot:81 Subdivision:TERRACE PARK Map Ref:MB F PG 113City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
8	.06Mi.	**39 N KELSEY AVE**	03/19/2026	952	5/2/1	1937	7,150 SF
		EVANSVILLE, IN 47711-6051					
	APN: 82-06-22-015-024.015-027 Document #: 2026R00005301 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: RUNNYMEDE PLACE MapRef: MB H PG 23 Abbreviated Description: Lot:16 Block:2 Subdivision:RUNNYMEDE PLACE Map Ref:MB H PG 23City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
9	.1Mi.	**2104 E DIVISION ST**	03/06/2026	1140	5/2/2	1920	5,580 SF
		EVANSVILLE, IN 47711-6089					
	APN: 82-06-22-015-023.002-027 Document #: 2026R00004393 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: RUNNYMEDE PLACE MapRef: MB H PG 23 Abbreviated Description: Lot:2 Block:1 Subdivision:RUNNYMEDE PLACE Map Ref:MB H PG 23City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
10	.12Mi.	**2022 E FRANKLIN ST**	03/05/2026	936	4/2/1	1938	7,200 SF
		EVANSVILLE, IN 47711-6036					
	APN: 82-06-22-015-062.005-027 Document #: 2026R00004291 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4S22T06SR10W Abbreviated Description: Sec/Twnship/Range:W2SW4S22T06SR10W						
11	.19Mi.	**2150 E MICHIGAN ST**	03/04/2026	1169	5/2/1	1960	9,472 SF
		EVANSVILLE, IN 47711-6086					
	APN: 82-06-22-013-096.010-027 Document #: 2026R00004200 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: LANGFORDS SENT SUBDIVISION MapRef: MB J PG 29 Abbreviated Description: Lot:10 Subdivision:LANGFORDS SENT SUBDIVISION Map Ref:MB J PG 29City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
12	.2Mi.	**2051 JOHN ST**	02/26/2026	1316	5/2/1	1950	9,800 SF
		EVANSVILLE, IN 47714-1236					
	APN: 82-06-27-013-056.024-027 Document #: 2026R00003848 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Subdivision: LAWRENCE COURT MapRef: MB 1 PG 210211&207 Abbreviated Description: Lot:34 Subdivision:LAWRENCE COURT Map Ref:MB 1 PG 210211&207City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
13	.31Mi.	**2318 E FRANKLIN ST**	02/10/2026	952	5/3/1	1953	6,192 SF
		EVANSVILLE, IN 47711-6042					
	APN: 82-06-22-017-047.008-027 Document #: 2026R00002696 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2SW4S22T06SR10W Abbreviated Description: Sec/Twnship/Range:E2SW4S22T06SR10W City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
14	.28Mi.	**2315 E ILLINOIS ST**	01/29/2026	720	4/2/1	1948	7,482 SF
		EVANSVILLE, IN 47711-6045					
	APN: 82-06-22-012-054.005-027 Document #: 2026R00001923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: FLORATONA 2 MapRef: MB I PG 1 & 2 Abbreviated Description: Lot:14 Subdivision:FLORATONA 2 Map Ref:MB I PG 1 & 2City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						
15	.01Mi.	**101 N SPRING ST**	01/23/2026	1136	5/2/1	1946	7,040 SF
		EVANSVILLE, IN 47711-6078					
	APN: 82-06-22-016-037.009-027 Document #: 2026R00001665 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: WEINBACH TERRACE MapRef: MB I PG 13 Abbreviated Description: Lot:9 Subdivision:WEINBACH TERRACE Map Ref:MB I PG 13City/Muni/Twp:CITY OF EVANSVILLE City/Muni/Twp: CITY OF EVANSVILLE						

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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.	**43 N SPRING ST**	**06/13/2022**	$152,300	$152,300	1,584	7/4/2	1955	10,625 SF	
.01Mi.	**101 N SPRING ST**	**12/16/2019**	$109,400	$109,400	1,136	5/2/1	1946	7,040 SF	
.02Mi.	**39 N SPRING ST**	**06/29/2015**	$135,000	$135,000	1,153	5/2/1	1952	10,000 SF	
.02Mi.	**105 N SPRING ST**	**03/18/2002**	$140,600	$140,600	1,056	5/2/1	1950	7,205 SF	
.02Mi.	**42 N KELSEY AVE**	**06/07/2006**	$134,400	$134,400	1,278	6/3/2	1938	10,625 SF	
.03Mi.	**38 N KELSEY AVE**	**07/17/2007**	$128,600	$128,600	1,204	4/2/1	1941	6,875 SF	
.03Mi.	**100 N KELSEY AVE**	**04/13/2021**	$112,400	$112,400	1,126	4/2/1	1940	6,655 SF	
.03Mi.	**34 N KELSEY AVE**	**11/30/2009**	$118,600	$118,600	1,049	5/2/1	1929	6,250 SF	
.03Mi.	**111 N SPRING ST**	**10/10/2003**	$82,100	$82,100	960	5/3/1	1953	7,205 SF	
.03Mi.	**106 N KELSEY AVE**	**11/29/2021**	$132,800	$132,800	978	6/2/1	1950	6,655 SF	
.04Mi.	**100 N SPRING ST**	**12/18/2013**	$79,200	$79,200	830	4/2/1	1954	8,250 SF	
.04Mi.	**30 N KELSEY AVE**	**06/13/2018**	$137,400	$137,400	2,059	4/3/1	1937	6,250 SF	
.04Mi.	**27 N SPRING ST**	**03/17/2015**	$120,600	$120,600	1,488	5/3/2	1953	6,250 SF	
.04Mi.	**110 N KELSEY AVE**	**07/19/2006**	$82,500	$82,500	775	5/3/1	1940	6,655 SF	
.04Mi.	**201 N SPRING ST**	**02/22/2024**	$98,100	$98,100	712	4/2/1	1939	7,650 SF	
.05Mi.	**26 N KELSEY AVE**	**02/18/2004**	$95,100	$95,100	847	4/2/1	1939	6,250 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	40.6 years old	Households:	12,549
Median Household Income:	$63,394	Households w/Family:	64%
Household Income Per Capita:	$32,374	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Evansville-Vanderburgh School Corporation	Students:	21,589
Number of Schools:	38	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Washington Middle School** Number of Students: 331 Student-Teacher Ratio: 12.37	C	Public	6 - 8
1.27Mi.	**Bosse High School** Number of Students: 868 Student-Teacher Ratio: 13.56	D	Public	9 - 12
2.24Mi.	**New Tech Institute** Number of Students: 264 Student-Teacher Ratio: 17.31	A-	Public	9 - 12
0.20Mi.	**Harper Elementary School** Number of Students: 344 Student-Teacher Ratio: 12.14	C	Public	KG - 5

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Flood Report

The Subject Property of **43 N SPRING ST, EVANSVILLE, IN 47711-6069** 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	111%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	86%	LOWER
OVERALL	85%	LOWER

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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