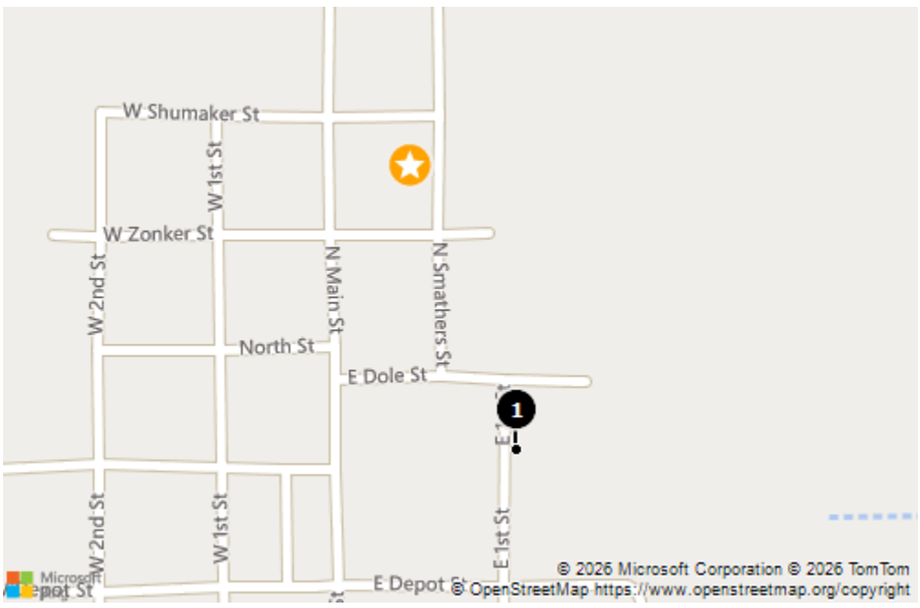
ICE SiteX Report

OrderID: 96489244

SiteX Property Information Report



Subject Property Location

619 SMATHERS ST, HUDSON, IN 46747-5455

County:	**STEUBEN IN**	Census Tract:	181519716.004015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	76-11-31-230-318.000-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	28
Value Range:	$122,400 - $217,600	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	40:HUDSON STEUBEN
Assd Land Value:	$11,000	Market Land Value:	$11,000	Tax Year:	2024
Assd Improvement:	$95,500	Market Improvment Value:	$95,500	Total Taxable Value:	$1,388
Total Assessed Value:	$106,500	Total Assessor Market Value:	$106,500	Delinquent Year:	
				Tax Account ID:	00001060111
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-14 Section: 31-230 District: 0011 Subdivision: SMATHERS ADDITION

Abbreviated Description:	SMATHERS LOTS 13 & 14 EXC N 16' LOT 14 .352A(C)
City/Muni/Twp:	STEUBEN TOWNSHIP

Property Characteristics

Lot Size:	15,333 SF	Bedrooms:	3	Pool:	
Building Area:	2052 SF	Baths:	2	Fireplace:	
Year Built:	1997	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	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:	02/18/2025	Sales Price:	N/A
Document #:	25000206 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2021	Sales Price:	N/A
Document #:	21080604 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/06/2021		
Document Type:			

Legal Description:

Lot: 13&14 Subdivision: SMATHERS ADDITION
Abbreviated Description: PORTION LOT14
City/Muni/Twp: HUDSON

Prior Transfer

Recording Date:	08/23/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 13-14 Section: 31-230 District: 0011 Subdivision: SMATHERS ADDITION
Abbreviated Description: SMATHERS LOTS 13 & 14 EXC N 16' LOT 14 .352A(C)
City/Muni/Twp: STEUBEN TOWNSHIP

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	$40,000
Document #:	21060010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/21/2013	Sales Price:	$80,000
Document #:	13110466 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/04/2012		
Document Type:			

Legal Description:
Lot: 13&14 Subdivision: SMATHERS ADDITION
City/Muni/Twp: HUDSON

Prior Transfer

Recording Date:	08/04/2013	Sales Price:	$80,000
Document #:	2435120 BK-PG -	Type of Sale:	Per Assessor Transaction History
Contract Date:	08/04/2013		
Document Type:			

Legal Description:
Abbreviated Description: Parcel Rec ID: 2435120

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	05060725 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/06/2025	Type Finance:	VAR

Legal Description:
Lot: 13&14 Subdivision: SMATHERS ADDITION
City/Muni/Twp: HUDSON

Prior Transfer

Recording Date:	12/18/1997	Sales Price:	$61,652
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: Bk-Pg/Doc not avail from the Assessor File

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,996 SF	Median # of Baths	1
Median Living Area	1,097 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	76 years to 76 years
Median Value		Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**408 HARDY ST** **HUDSON, IN 46747-5445**	08/19/2025			1097	5/3/1	1950	6,996 SF	

APN: 76-11-31-320-208.000-019 Document #: 25080433
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: DOLES 2ND Abbreviated Description: Lot:35 Subdivision:DOLES 2ND

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.

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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.	**619 SMATHERS ST**	**08/23/2021**	$106,500	$106,500	2,052	7/3/2	1997	15,333 SF	
.02Mi.	**206 E ZONKER ST**	**06/26/1984**	$127,600	$127,600	1,397	/3/2	1987	8,712 SF	AboveGround
.03Mi.	**615 N MAIN ST**	**08/22/2000**	$96,500	$96,500	1,414	8/3/1	1965	8,712 SF	
.03Mi.	**619 N MAIN ST**	**04/27/2015**	$50,700	$50,700	1,919	6/3/1	1875	8,712 SF	
.03Mi.	**609 N MAIN ST**	**11/04/2009**	$54,600	$54,600	1,328	6/3/1	1965	8,712 SF	
.04Mi.	**616 SMATHERS ST**	**10/22/1991**	$61,800	$61,800	1,356	7/3/1	1960	8,712 SF	
.04Mi.	**626 SMATHERS ST**	**04/28/2022**	$78,400	$78,400	784	5/2/1	1978	8,712 SF	
.04Mi.	**605 N MAIN ST**	**06/28/2021**	$88,100	$88,100	1,585	7/3/1	1890	8,712 SF	
.04Mi.	**610 SMATHERS ST**	**08/21/2015**	$62,400	$62,400	1,145	4/2/1	1975	8,712 SF	
.04Mi.	**115 E SHUMAKER ST**	**03/01/1996**	$31,900	$31,900	1,067	6/3/1	1950	8,712 SF	
.05Mi.	**604 SMATHERS ST**	**08/18/2023**	$80,600	$80,600	1,304	7/3/1	1920	8,712 SF	
.05Mi.	**701 N MAIN ST**	**12/16/2003**	$79,000	$79,000	1,572	9/4/1	1910	8,712 SF	
.07Mi.	**618 N MAIN ST**	**01/27/2021**	$132,700	$132,700	1,727	9/2/1	1910	9,583 SF	
.07Mi.	**612 N MAIN ST**	**08/17/2017**	$207,600	$207,600	3,200	12/3/1	1875	10,019 SF	
.07Mi.	**712 SMATHERS ST**	**03/05/2020**	$42,700	$42,700	1,120	6/3/1	1950	8,973 SF	
.07Mi.	**705 SMATHERS ST**	**04/16/2021**	$37,600	$37,600	1,122	6/3/1	1950	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.3 years old	Households:	1,167
Median Household Income:	$75,858	Households w/Family:	71%
Household Income Per Capita:	$35,013	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Steuben County Metropolitan School District	Students:	2,583
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.79Mi.	**Hendry Park Elementary School** Number of Students: 351 Student-Teacher Ratio: 14.04	D+	Public	KG - 5
8.52Mi.	**Angola Middle School** Number of Students: 643 Student-Teacher Ratio: 20.41	B	Public	6 - 8
8.73Mi.	**Carlin Park Elementary School** Number of Students: 266 Student-Teacher Ratio: 13.64	C	Public	PK - 5
8.67Mi.	**Angola High School** Number of Students: 822 Student-Teacher Ratio: 17.08 Advanced Placement: Yes	C	Public	9 - 12
4.39Mi.	**Pleasant Lake Elementary School** Number of Students: 122 Student-Teacher Ratio: 12.84	A-	Public	KG - 5
8.45Mi.	**Ryan Park Elementary School** Number of Students: 379 Student-Teacher Ratio: 18.05	B	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	159%	NOTABLY HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	130%	NOTABLY HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

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