ICE SiteX Report

OrderID: 98722932

SiteX Property Information Report



Subject Property Location

701 WILLOW ST, RISING SUN, IN 47040-9495

County:	**OHIO IN**	Census Tract:	181159657.002006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	58-06-02-008-053.000-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$225,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$193,500 - $256,500	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4:RISING SUN CITY
Assd Land Value:	$18,800	Market Land Value:	$18,800	Tax Year:	2025
Assd Improvement:	$151,800	Market Improvment Value:	$151,800	Total Taxable Value:	$1,361
Total Assessed Value:	$170,600	Total Assessor Market Value:	$170,600	Delinquent Year:	
				Tax Account ID:	01202066172
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 38 District: 0003 Map Ref: 06-02-100-170

Abbreviated Description:	CLEARVIEW HTS ADD A LOT 38
City/Muni/Twp:	RANDOLPH TOWNSHIP

Property Characteristics

Lot Size:	8,320 SF	Bedrooms:	2	Pool:	
Building Area:	1176 SF	Baths:	2	Fireplace:	
Year Built:	1967	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Attached	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
Mortgage Record

Recording Date:	02/25/2025	Loan Amount:	N/A
Document #:	20250123 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
City/Muni/Twp: RISING SUN

Prior Transfer

Recording Date:	07/26/2024	Sales Price:	N/A
Document #:	20240432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/07/2023	Loan Amount:	N/A
Document #:	20230379 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
City/Muni/Twp: RISING SUN

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$202,000

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Document #:	20230378 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/25/2023		
Document Type:			

Legal Description:
City/Muni/Twp: RISING SUN

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 38 District: 0003 Map Ref: 06-02-100-170
Abbreviated Description: CLEARVIEW HTS ADD A LOT 38
City/Muni/Twp: RANDOLPH TOWNSHIP

Mortgage Record

Recording Date:	02/11/2019	Loan Amount:	N/A
Document #:	20190082 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: RISING SUN

Area Sales Analysis

Total Area Sales	$1,280,450	Median # of Bedrooms	3
Median Lot Size	10,585 SF	Median # of Baths	1
Median Living Area	1,320 SF	Median Year Built	1949
Price Range - 2 Yrs	to $335,000	Age Range	30 years to 159 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	.53Mi.	**1014 NELSON RD** **RISING SUN, IN 47040-9261**	10/08/2026			1104	6/3/1	1973	5,250 SF	
		APN: 58-06-03-022-107.000-004 Document #: 20260728 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
2	.1Mi.	**612 HIGHLAND AVE** **RISING SUN, IN 47040-9027**	09/28/2026	$335,000	$173	1932	8/3/3	1969	22,500 SF	
		APN: 58-06-02-008-033.000-004 Document #: 20260712 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CLEARVIEW HEIGHTS SUBDIVISION ADDITION A MapRef: PG 25 Abbreviated Description: Lot:31 Subdivision:CLEARVIEW HEIGHTS SUBDIVISION ADDITION A Map Ref:PG 25Abbreviated Description:NORTH2 LOT31 City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
3	.58Mi.	**113 4TH ST** **RISING SUN, IN 47040-1207**	09/15/2026	$80,000	$60	1320	5/3/1	1877	2,376 SF	
		APN: 58-06-02-001-141.000-004 Document #: 20260691 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Abbreviated Description: Lot:7 City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
4	.45Mi.	**318 N POPLAR ST** **RISING SUN, IN 47040-1233**	09/03/2026			905	3/2/1	1949	4,640 SF	
		APN: 58-06-02-018-036.000-004 Document #: 20260670 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: P JAMES ADDITION Abbreviated Description: Lot:9 Subdivision:P JAMES ADDITION City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
5	.38Mi.	**619 4TH ST** **RISING SUN, IN 47040-1008**	08/28/2026			2378	6/2/1	1919	10,585 SF	
		APN: 58-06-03-022-011.000-004 Document #: 20260653 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
6	.49Mi.	**703 MAIN ST** **RISING SUN, IN 47040-1035**	08/13/2026			982	5/2/1	1953	14,250 SF	
		APN: 58-06-03-022-051.000-004 Document #: 20260610 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
7	.4Mi.	**933 NORTH ST** **RISING SUN, IN 47040-8311**	08/13/2026			1296	5/3/2	1996	12,632 SF	
		APN: 58-03-34-025-008.005-004 Document #: 20260606 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Section: 34 Subdivision: WEST SIDE SUBDIVISION Abbreviated Description: Lot:4 Section:34 Subdivision:WEST SIDE SUBDIVISION City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
8	.51Mi.	**201 N POPLAR ST** **RISING SUN, IN 47040-1230**	07/31/2026			2122	9/5/1	1887	6,072 SF	
		APN: 58-06-02-001-071.000-004 Document #: 20260576 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 54 Abbreviated Description: Lot:54 Abbreviated Description:EAST2 LOT54 City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
9	.19Mi.	**807 MARGARET AVE**	07/20/2026	$120,450	$91	1312	5/3/2	1976	14,250 SF	

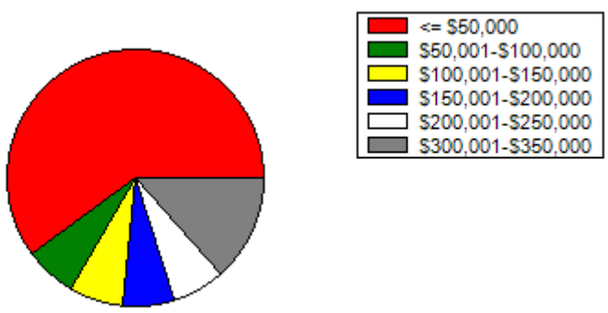
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		RISING SUN, IN 47040-9208 APN: 58-06-03-006-012.000-004 Document #: 20260533 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Section: 1 Subdivision: BREEZY ACRES MapRef: MB 1 PG 32 Abbreviated Description: Lot:7 Block:1 Section:1 Subdivision:BREEZY ACRES Map Ref:MB 1 PG 32								
10	.54Mi.	**204 N POPLAR ST**	05/28/2026			1542	8/2/1	1867	6,270 SF	AboveGround
		RISING SUN, IN 47040-1231 APN: 58-06-02-001-085.000-004 Document #: 20260408 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 MapRef: CAB 3 SL 118 Abbreviated Description: Lot:44 Map Ref:CAB 3 SL 118City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
11	.21Mi.	**813 MARGARET AVE**	04/23/2026	$215,000	$212	1012	5/3/1	1976	14,250 SF	
		RISING SUN, IN 47040-9208 APN: 58-06-03-006-014.000-004 Document #: 20260295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: BREEZY ACRES SECTION ONE MapRef: CAB 2 SL 24A Abbreviated Description: Lot:15 Subdivision:BREEZY ACRES SECTION ONE Map Ref:CAB 2 SL 24ACity/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
12	.13Mi.	**604 RIDGE AVE**	02/20/2026			1064	5/2/2	1956	16,240 SF	
		RISING SUN, IN 47040-9088 APN: 58-06-02-008-014.000-004 Document #: 20260128 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Subdivision: CLEARVIEW HEIGHTS SUBDIVISION Abbreviated Description: Lot:6&7 Subdivision:CLEARVIEW HEIGHTS SUBDIVISION City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
13	.15Mi.	**928 RIDGE AVE**	02/06/2026			2418	7/3/2	1902	43,909 SF	
		RISING SUN, IN 47040-8315 APN: 58-06-02-021-077.000-004 Document #: 20260093 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: S02T03NR01W Abbreviated Description: Sec/Twnship/Range:S02T03NR01W City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
14	.49Mi.	**103 N HIGH ST**	02/02/2026	$330,000	$126	2617	8/3/1	1907	5,044 SF	
		RISING SUN, IN 47040-1021 APN: 58-06-02-014-049.000-004 Document #: 20260075 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: H JAMES ADDITION Abbreviated Description: Lot:1 Subdivision:H JAMES ADDITION City/Muni/Twp:RISING SUN City/Muni/Twp: RISING SUN								
15	.62Mi.	**111 N FRONT ST**	11/14/2025	$200,000	$109	1828	4/2/2	1887	6,270 SF	
		RISING SUN, IN 47040-1157 APN: 58-06-02-001-134.000-004 Document #: 20250764 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: ORIGINAL PLAT OF RISING SUN Abbreviated Description: Lot:11 Subdivision:ORIGINAL PLAT OF RISING SUN								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**701 WILLOW ST**	**07/07/2023**	$170,600	$170,600	1,176	5/2/2	1967	8,320 SF	
.01Mi.	**707 WILLOW ST**	**10/06/2020**	$164,900	$164,900	1,530	7/3/1	1967	7,384 SF	
.02Mi.	**629 WILLOW ST**	**04/14/2022**	$201,000	$201,000	1,176	6/2/2	1966	11,600 SF	AboveGround
.03Mi.	**728 RIDGE AVE**	**03/31/1989**	$178,400	$178,400	1,238	5/3/1	1964	23,130 SF	
.03Mi.	**623 WILLOW ST**	**08/30/2021**	$172,600	$172,600	1,176	5/3/2	1961	14,955 SF	AboveGround
.03Mi.	**632 WILLOW ST**	**07/12/2022**	$158,500	$158,500	1,400	6/2/1	1970	11,250 SF	AboveGround
.03Mi.	**720 RIDGE AVE**	**02/21/1956**	$168,800	$168,800	1,324	5/3/1	1960	22,300 SF	
.03Mi.	**804 RIDGE AVE**	**05/26/2022**	$144,100	$144,100	1,240	6/3/1	1962	14,000 SF	
.03Mi.	**708 WILLOW ST**	**03/12/2018**	$183,300	$183,300	1,176	6/3/1	1966	11,250 SF	
.04Mi.	**628 WILLOW ST**	**05/09/2019**	$158,200	$158,200	1,332	7/2/1	1962	11,250 SF	
.04Mi.	**615 WILLOW ST**	**07/06/2012**	$226,900	$226,900	1,524	7/3/2	1962	24,576 SF	Yes
.05Mi.	**810 RIDGE AVE**	**04/26/2012**	$156,100	$156,100	1,656	2/3/2	1964	17,000 SF	AboveGround
.05Mi.	**716 WILLOW ST**	**02/26/1966**	$209,500	$209,500	1,530	8/3/2	1975	16,219 SF	AboveGround
.05Mi.	**620 WILLOW ST**	**07/01/2022**	$190,700	$190,700	1,910	7/3/1	1960	11,250 SF	
.05Mi.	**712 RIDGE AVE**		$168,800	$168,800	1,204	5/3/2	1960	22,300 SF	
.05Mi.	**713 WILSON ST**	**08/20/2024**	$171,700	$171,700	1,176	6/3/1	1960	10,000 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	45.8 years old	Households:	2,257
Median Household Income:	$60,601	Households w/Family:	69%
Household Income Per Capita:	$33,285	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Rising Sun-Ohio County Community Schools	Students:	831
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.61Mi.	**Rising Sun High School** Number of Students: 235 Student-Teacher Ratio: 13.56 Advanced Placement: Yes	NA	Public	9 - 12
0.78Mi.	**Ohio County Elementary School** Number of Students: 409 Student-Teacher Ratio: 13.27	C	Public	PK - 5
0.78Mi.	**Ohio County Middle School** Number of Students: 187 Student-Teacher Ratio: 9.93	C+	Public	6 - 8

Flood Report

The Subject Property of **701 WILLOW ST, RISING SUN, IN 47040-9495** 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	66%	NOTABLY LOWER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	118%	HIGHER
OVERALL	110%	HIGHER

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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