



Owner Name:

Vesting:

Mailing Address:

Value Range:

Barbara A Tranbarger / Timothy J Tranbarger

Husband And Wife

3102 Winthrop Ln, Kokomo, IN 46902-4580

\$186,000 - \$232,000

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF IN, COUNTY OF HOWARD, WITH A SITUS ADDRESS OF 3102 WINTHROP LN, KOKOMO IN 46902-4580 C066 CURRENTLY OWNED BY TRANBARGER BARBARA A / TRANBARGER TIMOTHY J HAVING A TAX ASSESSOR NUMBER OF 34-10-08-381-005.000-002 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS CRICKET HILL S/D SEC 2C LOT 138 REPLAT AND DESCRIBED IN DOCUMENT NUMBER [N/A] DATED [N/A] AND RECORDED [N/A].

Last Market Sale

There is no sale data available.

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use:	SFR	Bedrooms:	4	Living Area:	1,596 Sq. Ft.	Year Built / Eff:	1992 / 1992
Zoning:		Baths (F / H):	2 /	Lot Area:	8,276 Sq. Ft.	Stories:	1
Subdiv / Tct:	Cricket Hill Sub /	Total Rooms:	6	Basement:		Parking Type:	Attached
Style:		Pool:		Cooling:	Central	Garage #:	2
Exterior Wall:		Fireplace:	1	Heating:	Central	Price / Sq. Ft.:	

Open Liens - Current Owner

Owner 1:	Barbara A Tranbarger	Combined Loan To Value:	52%
Owner 2:	Timothy J Tranbarger	Estimated Equity:	\$102,200
		Combined Estimated Loan Balance:	\$23,249

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
12/10/2012	1st / Trust Deed/Mortgage		\$78,800	First Farmers BK&TR	Tranbarger Barbara A / Tranbarger Timothy J	Conventional	Estimated / 15 Years
03/13/2024	2nd / Trust Deed/Mortgage		\$30,000	First Farmers Bank & Trust Co.	Tranbarger Barbara A / Tranbarger Timothy J		/ 15 Years

Involuntary Liens - Current Owner

06/24/2014 through 06/24/2024
Debtor:

Date	Type	Description	Party 1	Party 2	Document #
Involuntary Lien information is unavailable at this time.					

Prior Loan History - Current Owner

Borrower 1:
Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
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There is no loan history data available.

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
There is no ownership transfer data available.						

Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
There is no ownership history data available.						

Tax Status

Tax Information

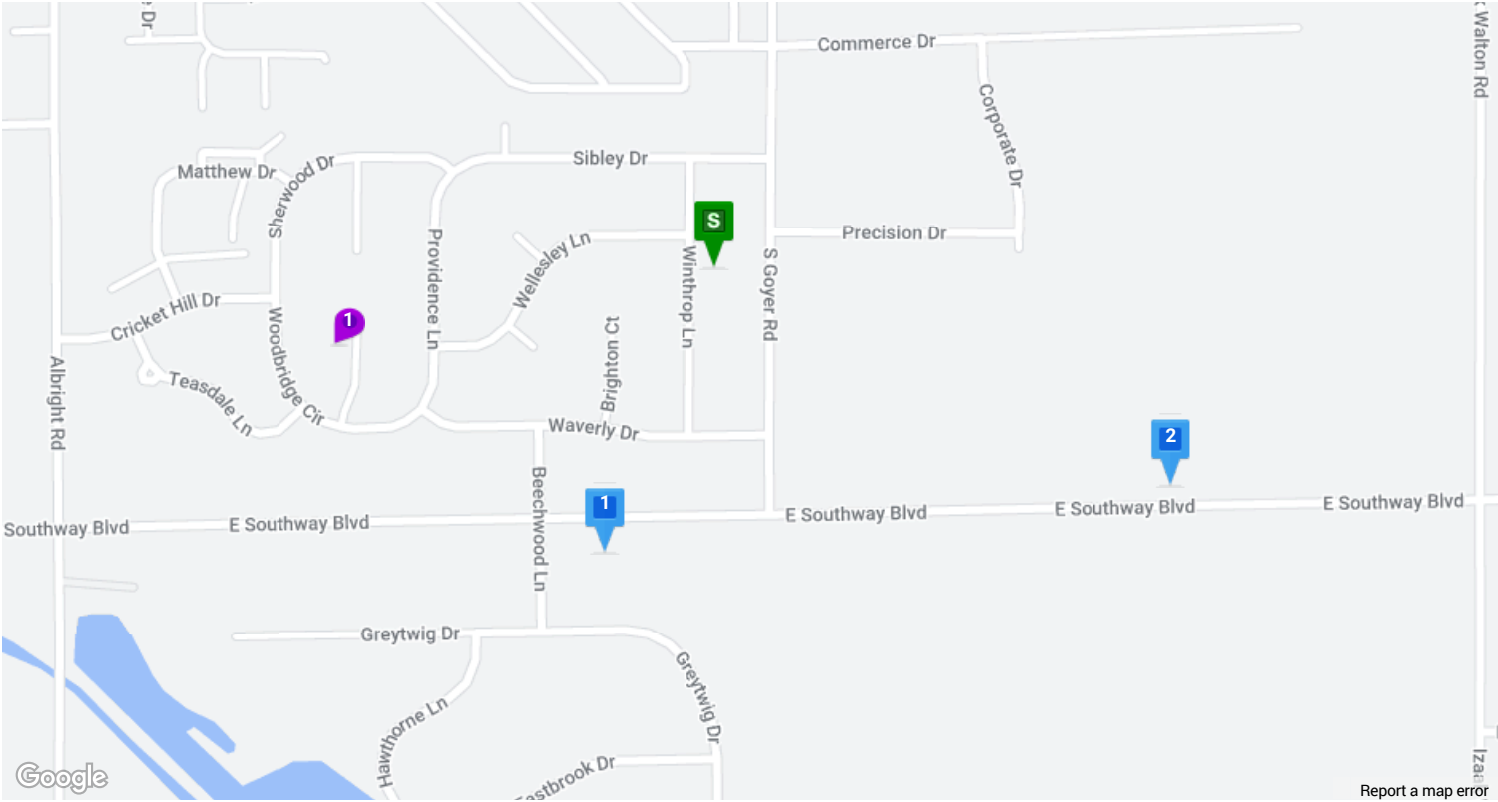
Assessed Year:	2023	Assessed Value:	\$162,600	Market Total Value:	\$162,600
Tax Year:	2022	Land Value:	\$18,600	Market Land Value:	\$18,600
Tax Area:		Improvement Value:	\$144,000	Market Imprv Value:	\$144,000
Property Tax:	\$1,016.96	Improved %:	88.56%	Market Imprv %:	88.56%
Exemption:	Homestead, Disabled	Delinquent Year:			

Listing History

3102 WINTHROP LN, KOKOMO, IN 46902-4580						
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing history data available.						

Comparables & Nearby Listings

Subject Property: 3102 Winthrop Ln, Kokomo, IN 46902



Subject Property Comparables Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.22		2205 E Southway Blvd, Kokomo, IN 46902	11/23/2016	\$196,357			1,536	\$128	4 / 2	27,617	63
2	0.36		2708 E Southway Blvd, Kokomo, IN 46902					1,548		3 / 2	20,038	67

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.28	S	3207 Chelsea Ct, Kokomo, IN 46902	02/25/2013	\$114,736	04/02/2021	\$129,900	1,088	\$119	3 / 2	7,405	44

A: Active P: Pending C: Contingent

Market Trends - Kokomo, IN (46902)

Last 30 Days

Recent trend data for Kokomo, IN (46902) indicate months of supply has decreased by 0.37 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

12%

7 Listings

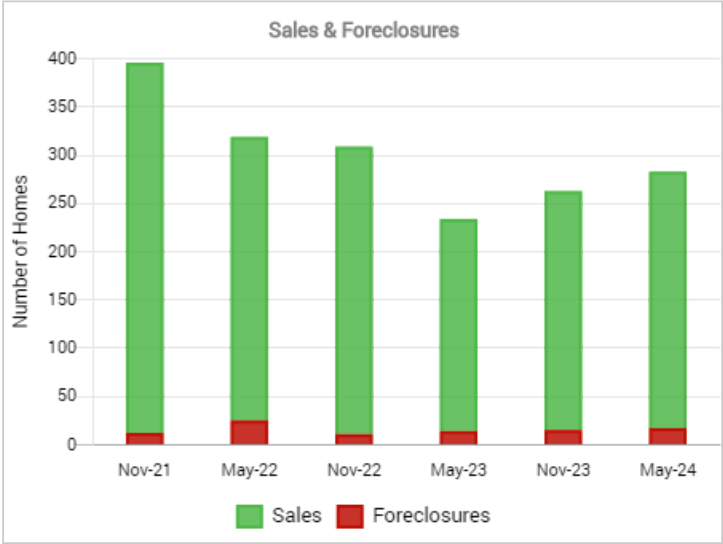
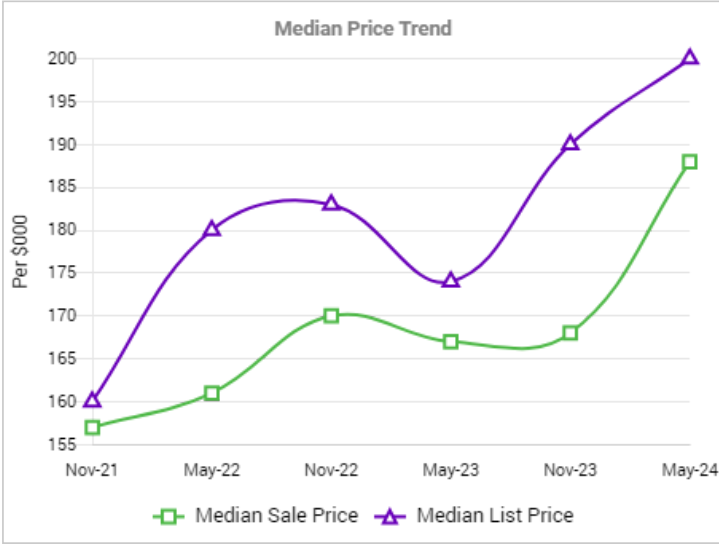
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Closed Sales

6%

19 Sales

↑



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Kokomo, IN (46902). In the last 6 months there were 266 homes sold and the average sale price was \$188K. This 7% increase in sales suggests that there is a relative increase in demand in the market.

Homes Sold

266

7% ↑

Avg. Sold \$

\$188K

12% ↑

Avg. Sold \$ / Sq. Ft.

\$126

6% ↑

Avg. Age

62

2% ↑

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Kokomo, IN (46902). In the last 6 months there were 168 homes listed for sale and the average list price was \$217K. The average days on market for listings decreased to 43 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

168

22% ↓

Avg. List \$

\$217K

3% ↑

Avg. List \$ / Sq. Ft.

\$124

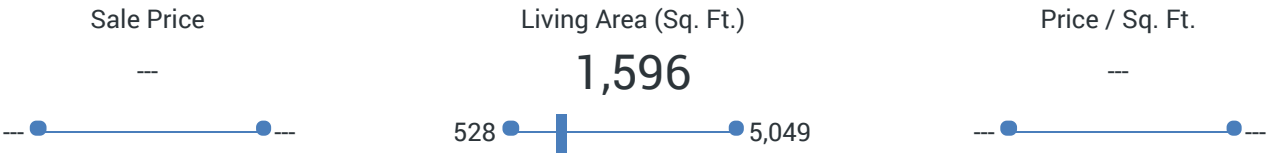
1% ↑


Avg. DOM

43

28% ↓

Subject vs Recently Sold Properties



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