

Single Family Residence **RESIDENTIAL**

103 W FALCON RUN

PENDLETON, IN 46064

\$275,992 TopHap Estimate · \$169 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,635 ft²

LIVING AREA

0.4 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

5

PARKING

VALUATION

\$276K

\$249K low

\$303K high

Last Sale

\$191,300 · Mar 23, 2012

Est. Owner Equity

\$122,931

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,919 (2025)
Assessed Value	\$218,400
Previous Assessed	\$197,800
Assessor Market Value	\$218,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Shed · 80 ft²

Patio · 663 ft²

CLIMATE RISK

53

FLOOD

16

WILDFIRE

74

HEAT

88

STORM

42

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2012	Resale	Warranty Deed	\$150,000	\$92	\$153K
Aug 31, 2007	Financing	Warranty Deed			\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pendleton Heights Middle School	Middle	7–8	1.3 mi
Pendleton Heights High School	High	9–12	1.6 mi

East Elementary School	Elementary	KG–6	2.6 mi
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District: South Madison Community School Corporation

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 46064

61 CRIME INDEX	142 AIR POLLUTION	17,034 POPULATION	\$92K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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