

Single Family Residence **RESIDENTIAL**

104 E FALCON RUN

PENDLETON, IN 46064

\$306,303 TopHap Estimate · \$143 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,135 ft²

LIVING AREA

0.35 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$306K

\$293K low

\$320K high

Last Sale

\$216,900 · Apr 23, 2020

Est. Owner Equity

\$14,783

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$1,875 (2025)
Assessed Value	\$214,400
Previous Assessed	\$195,800
Assessor Market Value	\$214,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 120 ft²

Patio · 246 ft²

Porch · 78 ft²

CLIMATE RISK

49

FLOOD

15

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
Jun 28, 2023	Quitclaim	Quit Claim Transfer			
Apr 22, 2020	Resale	Warranty Deed	\$216,900	\$102	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pendleton Heights Middle School	Middle	7–8	1.4 mi
Pendleton Heights High School	High	9–12	1.7 mi

East Elementary School	Elementary	KG–6	2.5 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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