

Single Family Residence **RESIDENTIAL**

# 103 RUSSELL ST

WAYNETOWN, IN 47990

**\$50,979** TopHap Estimate · \$49 / ft² · confidence 74 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,040 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1968**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**1**  
PARKING

## VALUATION

**\$51K**

\$38K low

\$64K high

Last Sale

**\$49,875 · Jul 3, 2025**

Est. Owner Equity

**\$13,479**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$263 (2025) |
| Assessed Value        | \$82,000     |
| Previous Assessed     | \$69,000     |
| Assessor Market Value | \$82,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MONTGOMERY              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Porch · 20 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 75<br>HEAT | 90<br>STORM | 27<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                         | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|------------------------------|----------|--------|-------|
| Jun 25, 2025 | Resale    | Personal Representative Deed | \$50,000 | \$48   | \$38K |
| Jul 5, 2005  | Financing | Warranty Deed                |          |        | \$68K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Lester B Sommer Elementary School | Elementary | PK–5   | 4.8 mi   |
| North Montgomery Middle School    | Middle     | 6–8    | 8.6 mi   |
| North Montgomery High School      | High       | 9–12   | 8.9 mi   |

District: North Montgomery 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 47990

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>2,646</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|