



F.C. Tucker Company

# 1306 Hill St Rochester, IN 46975



## Heather Roth

Indiana Real Estate License #RB21001120

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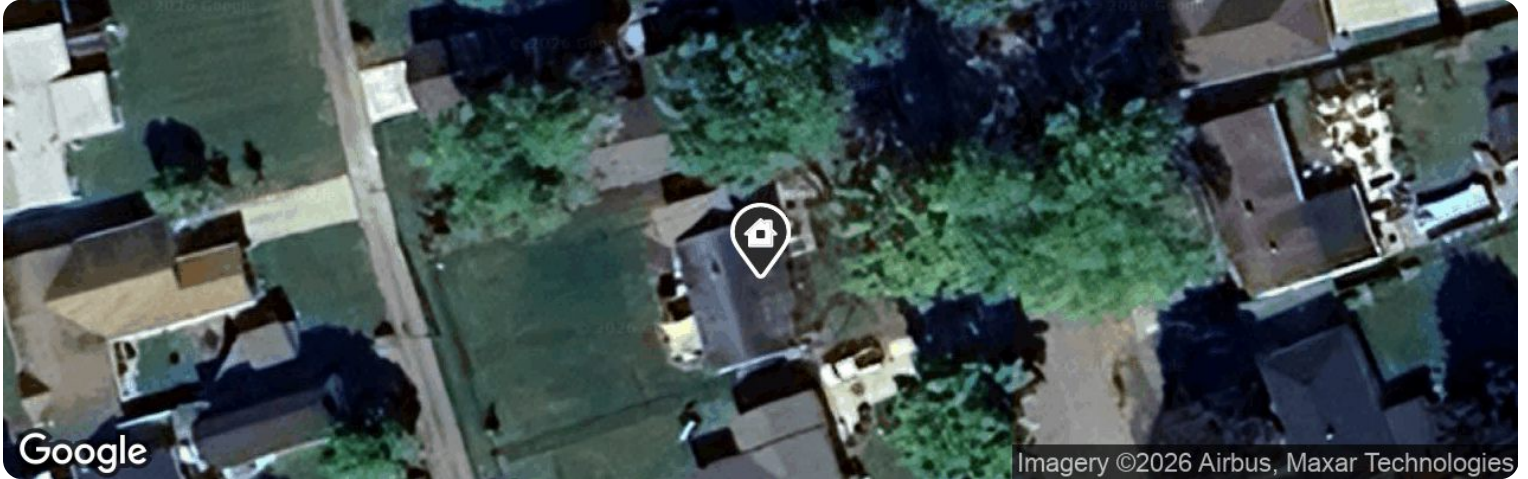
F.C. Tucker/Shook

## F.C. Tucker Shook

300 N 5th Street, Suite 100

Lafayette, IN 47901





**NEW** Active / For Sale · New, Cont-Acceptngbackupoffers: 2/17/2026

List Price  
**\$200,000**  
 Active Date 2/17/2026 Listing ID 202604925

**4** Beds     **2** Baths     **1,792** Sq Ft     **9,583** Sq Ft

**Basic Facts**

Type Single Family	Price to Est. Value 137%
Days in RPR 24	Land Use Single Family Residential
Year Built 1955	APN/TaxID 25-07-09-302-020.000-009
Price by SqFt \$112 per sq ft	Previously sold on 11/13/2008

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# Property Information

## Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Site-Built Home	–
Bedrooms	3	4	–
Total Baths	1	2	–
Full Baths	1	2	–
Partial Baths	–	–	–
Living Area (sq ft)	1,092	1,792	–
Building Area (sq ft)	1,092	1,792	–
Lot Size	9,409 sq ft	9,583 sq ft	–
Lot Dimensions	9409 SF	Irregular	–
Basement (sq ft)	1,092	700	–
Garage	Carport	–	–
Garage (spaces)	1	–	–
Year Built	1955	1955	–
Total Rooms	6	8	–
Roofing	Asphalt	Asphalt	–
Heating	Central	Forced Air, Gas	–
Cooling	Central	Central Air	–
Basement	Full Basement	Block	–
Foundation	–	Finished, Full Basement	–
Construction	Wood	–	–
Exterior Walls	–	Vinyl	–
Number of Units	0	–	–
Number of Stories	1 story with Basement	–	–





## Interior Features

### LISTING

Basement	Block	Cooling	Central Air
Floor	Hardwood Floors, Carpet	Heating	Gas, Forced Air
Approximate Above Ground	1092 sq ft	Approximate Below Ground	700 sq ft
Approximate Finished	1792 sq ft		

### ROOM DETAILS

Living Room	13 x 19	Primary Bedroom	11 x 14
Bedroom	11 x 11	Bedroom	10 x 10
Bedroom	12 x 12	Dining Room	8 x 9
Kitchen	8 x 16	Family Room	13 x 19

### PUBLIC

Base Area	1092 sq ft	Basement	1092 sq ft
Carport	260 sq ft	Number of Plumbing Fixtures	6

## Exterior Features

### LISTING

Fence	Chain Link	Foundation	Full Basement, Finished
Roof	Asphalt	Sewer	Public
Water	City	Lot Size Dimensions	Irregular

### PUBLIC

Topography	Level grade	Lot Size - Square Feet	9,409 sq ft
Lot Size - Frontage Feet	63 sq ft	Lot Size - Depth Feet	150 sq ft
Lot Size - Acres	0.22 acres	Neighborhood Code	10902-009
Water	Yes	Sewer	Yes



### Exterior Features

#### PUBLIC

Building Condition Average Building Quality D+

### Location Details

Directions to Property Main Street to 9th Street; East to Wabash Ave; South to Jackson; East to Hill; Continue south on Hill to property on right Subdivision Manitou Heights

Location Features City/Town/Suburb Area Description Fulton County

Flood Zone X (unshaded)

## Photos

### Listing Photos



# Photos

## Listing Photos





# Market Trends

## Market Trends for Rochester, IN 46975

Single Family Residence

### February 2026

#### Market Type



#### Key Details

Months of Inventory

**3.2**

↑ 21.21% MoM

Sold to List Price %

**95.1%**

↓ 3.35% MoM

Median Days in RPR

**142**

↑ 246.34% MoM

Median Sold Price

**\$180,000**

↓ 14.29% MoM





# February 2026 Active Listings

Rochester, IN 46975

Single Family Residence

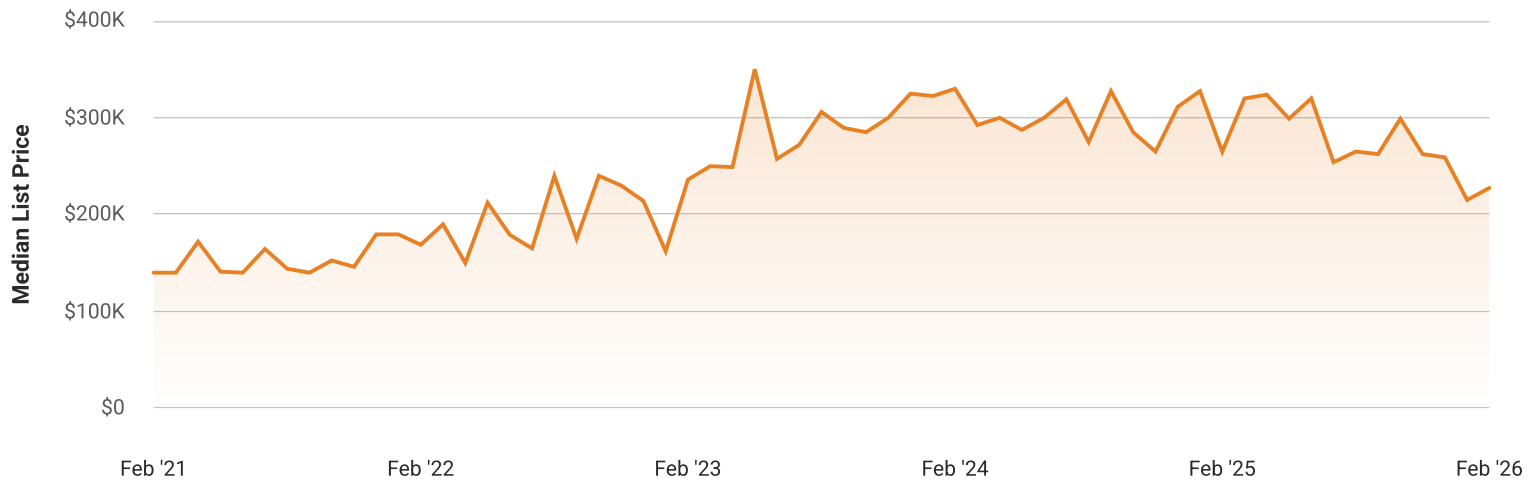
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$227,500**

↑ 5.8% Month over Month





# February 2026 Pending Listings

Rochester, IN 46975

Single Family Residence

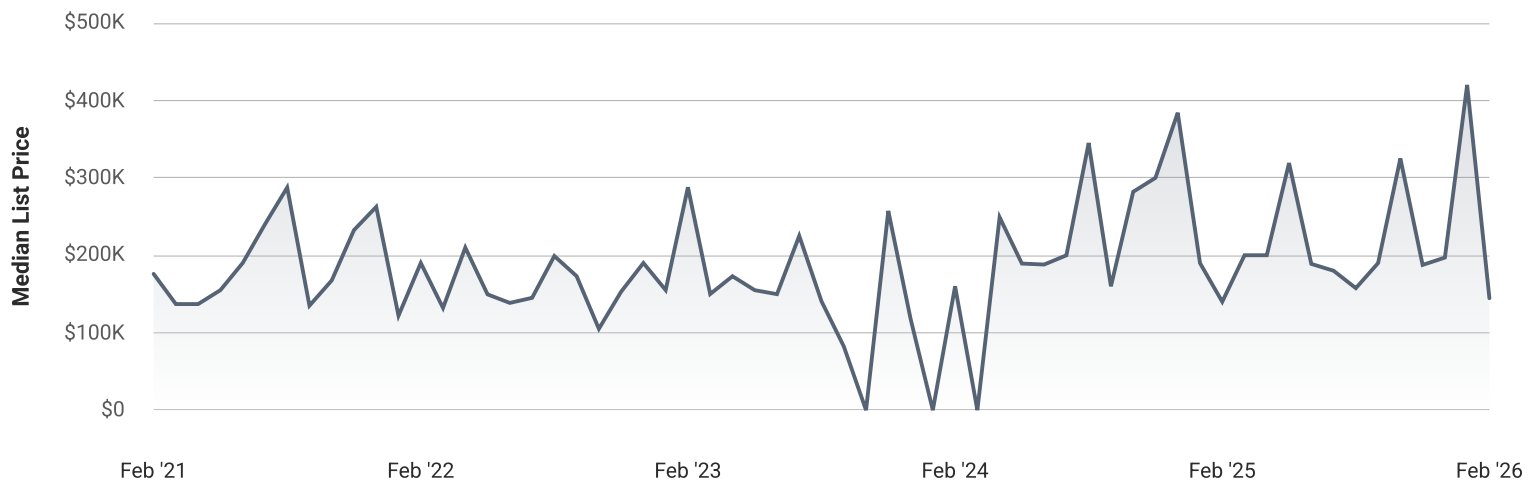
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$144,500**

↓ 65.6% Month over Month





## February 2026 Sold Listings

Rochester, IN 46975

Single Family Residence

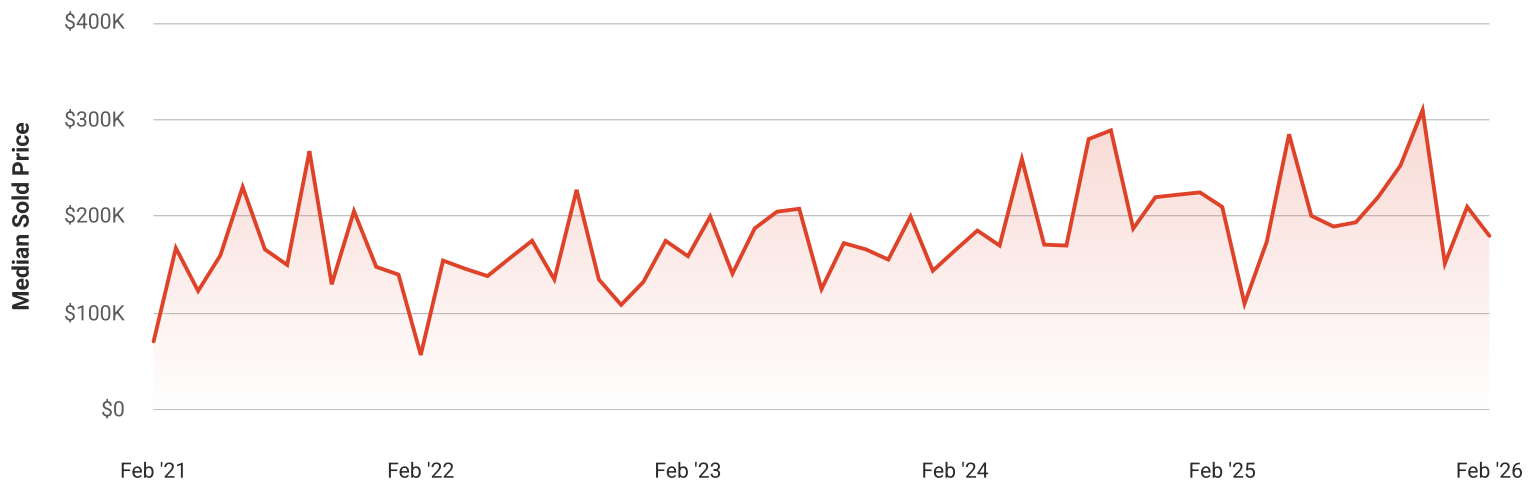
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$180,000**

↓ 14.3% Month over Month



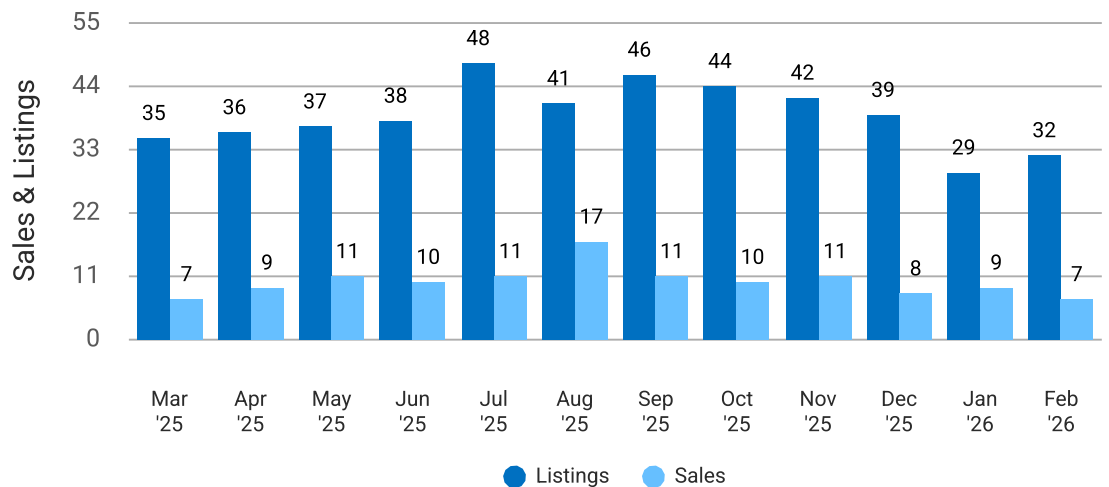
## Total Sales and Active Listings in Rochester, IN 46975

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





## Median Sold Price vs Sold Listings in Rochester, IN 46975

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



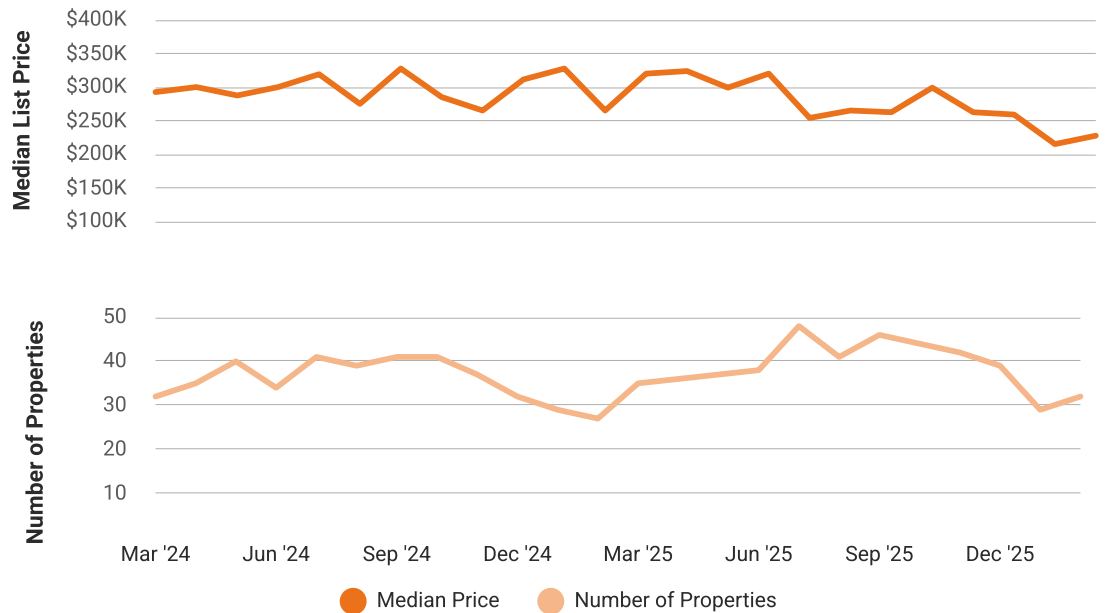
## Median List Price vs Active Listings in Rochester, IN 46975

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





# Neighborhood

## Housing Facts & Stats

	46975	Fulton County	Indiana	USA
Median Estimated Home Value	\$241K	\$228K	\$277K	\$366K
Est. Home Value 12-Mo. Change	+16.4%	+19.9%	+3.1%	+0.1%
Median List Price	\$228K	\$230K	\$290K	–
List Price 1-Month Change	+5.8%	+6.9%	+0.3%	–
List Price 12-Month Change	-14.2%	+10.8%	+1.8%	–
Median Home Age	53	52	56	44
Own	76%	78%	70%	65%
Rent	24%	22%	30%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	–	\$6.98M	\$8.13B	\$384.62B
% Change in permits <small>(for all buildings)</small>	–	-4%	+17%	+6%
% Change in \$ value <small>(for all buildings)</small>	–	-33%	+6%	+5%

## People Facts & Stats

	46975	Fulton County	Indiana	USA
Population	15K	20K	6.81M	332.39M
Population Density per Sq Mi	70	55	190	94
Pop Change since 2020	0%	0%	+0%	+2.1%
Median Age	42	42	38	39
Male / Female Ratio	49%	51%	50%	50%



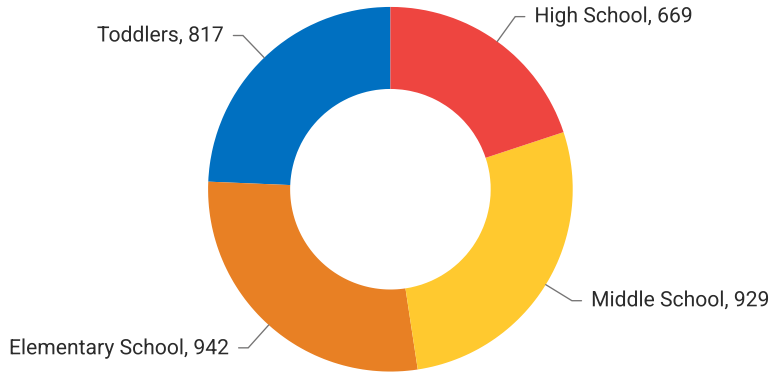


## Population of Children by Age Group in 46975

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



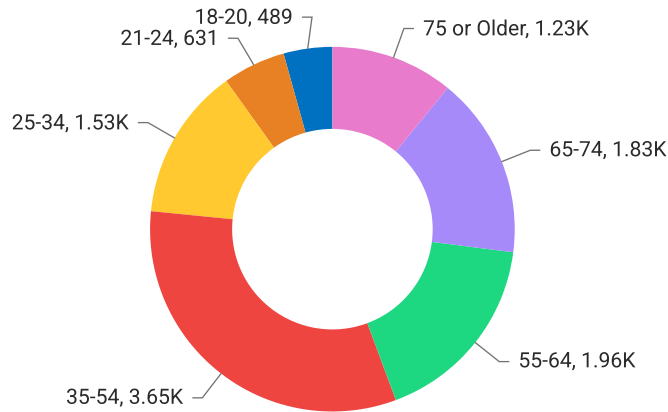
● 24.34% Toddlers ● 28.06% Elementary School ● 27.67% Middle School ● 19.93% High School

## Population of Adults by Age Group in 46975

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 4.32% 18-20 ● 5.58% 21-24 ● 13.53% 25-34 ● 32.24% 35-54 ● 17.31% 55-64 ● 16.13% 65-74 ● 10.9% 75 or Older



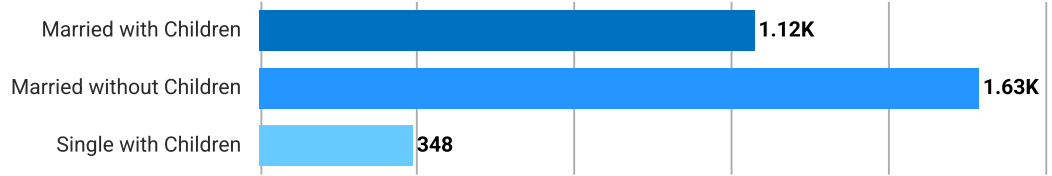


### Households With Children in 46975

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

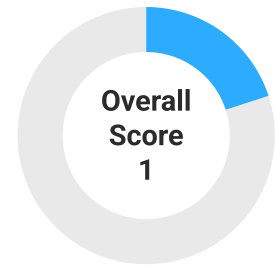


### Walkability Scores (out of 5) (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



### About RPR

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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