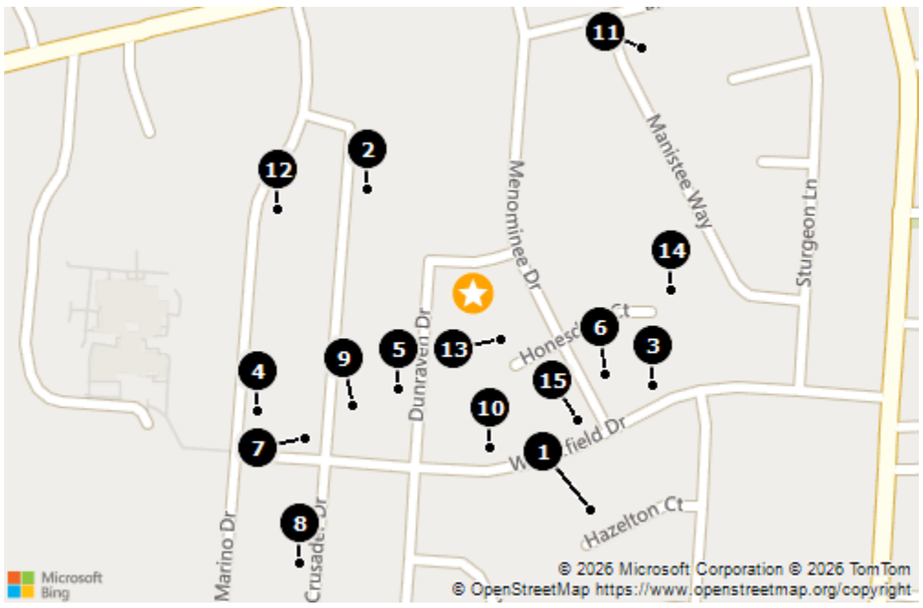
ICE SiteX Report

OrderID: 97523873

SiteX Property Information Report



Subject Property Location

10028 DUNRAVEN DR, CINCINNATI, OH 45251-1628

County:	**HAMILTON OH**	Census Tract:	390610207.421010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	510-0041-0415-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$225,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$182,250 - $267,750	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	141
Assd Land Value:	$9,104	Market Land Value:	$26,010	Tax Year:	2025
Assd Improvement:	$49,833	Market Improvment Value:	$142,380	Total Taxable Value:	$4,351
Total Assessed Value:	$58,937	Total Assessor Market Value:	$168,390	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 228 Block: G
Abbreviated Description: DUNRAVEN DR 51.77 X 141.64 IRR LOT 228 HILLENDALE SUB BLK G
City/Muni/Twp: COLERAIN

Property Characteristics

Lot Size:	9,322 SF	Bedrooms:	3	Pool:	
Building Area:	1998 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	2023-0070636 BK-PG 15013-2103	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/24/2063	Type Finance:	VAR

Legal Description:
Lot: 228 Block: G Subdivision: HILLENDALE SUBDIVISION
City/Muni/Twp: COLERAIN

Prior Transfer

Recording Date:	10/18/2017	Sales Price:	$112,000
Document #:	17-0095483 BK-PG 09356-04319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/25/2017	Sales Price:	$123,000
Document #:	17-0066877 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/21/2017		
Document Type:			

Legal Description:
Lot: 228 Block: G Subdivision: HILLENDALE SUBDIVISION Map Ref: MB 123 PG 5
City/Muni/Twp: COLERAIN

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Prior Transfer

Recording Date:	07/25/2017	Sales Price:	$123,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 228 Block: G
Abbreviated Description: DUNRAVEN DR 51.77 X 141.64 IRR LOT 228 HILLENDALE SUB BLK G
City/Muni/Twp: COLERAIN

Prior Transfer

Recording Date:	05/18/2015	Sales Price:	$112,000
Document #:	15-0050165 BK-PG 9356-4319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2015	Sales Price:	$112,000
Document #:	15-0026612 BK-PG 9356-4319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2013	Sales Price:	$112,000
Document #:	13-0070219 BK-PG 09356-4319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/07/2003	Loan Amount:	N/A
Document #:	03-452354 BK-PG 9356-04319	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:
Lot: 228 Subdivision: HILLENDALE SUBDIVISION BLOCK G
City/Muni/Twp: COLERAIN

Prior Transfer

Recording Date:	04/04/2002	Sales Price:	$97,000
Document #:	02-065690 BK-PG 8873-03426	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/29/2002		
Document Type:			

Legal Description:
Subdivision: HILLENDALE SUBDIVISION BLOCK G
Abbreviated Description: DUNRAVEN DR 51.77 X 141.64 IRR LOT 228 HILLENDALE SUB BLK G
City/Muni/Twp: COLERAIN

Mortgage Record

Recording Date:	12/22/1999	Loan Amount:	N/A
Document #:	99-245928 BK-PG 8153-00913	Loan Type:	Unknown
TD Due Date:	12/30/2004	Type Finance:	

Legal Description:
Lot: 228 Subdivision: HELLINDALE SUBDIVISION BLOCK G
City/Muni/Twp: COLERAIN

Area Sales Analysis

Total Area Sales	$2,977,300	Median # of Bedrooms	3
Median Lot Size	7,536 SF	Median # of Baths	1
Median Living Area	1,226 SF	Median Year Built	1965
Price Range - 2 Yrs	$152,000 to $265,000	Age Range	60 years to 65 years
Median Value	$195,500	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**2788 HAZELTON CT** **CINCINNATI, OH 45251-1629**	04/10/2026	$223,000	$129	1728	6//1	1965	7,841 SF	
		APN: 510-0041-0301-00 Document #: 2026-0027081 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 403 Block: C Subdivision: HILLENDALE SUBDIVISION MapRef: MB 107 PG 33 Abbreviated Description: Lot:403 Block:C Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 107 PG 33City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN								
2	.09Mi.	**10044 CRUSADER DR** **CINCINNATI, OH 45251-1618**	04/03/2026	$192,000	$202	950	6/3/1	1961	7,275 SF	
		APN: 510-0041-0071-00 Document #: 2026-0024955 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1476 Block: Z Subdivision: NORTHBROOK SUBDIVISION MapRef: MB 93 PG 31&32 Abbreviated Description: Lot:1476 Block:Z Subdivision:NORTHBROOK SUBDIVISION Map Ref:MB 93 PG 31&32City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI								
3	.12Mi.	**2792 WHEATFIELD DR** **CINCINNATI, OH 45251-1642**	03/24/2026	$199,900	$119	1674	5/3/1	1965	7,318 SF	
		APN: 510-0041-0337-00 Document #: 2026-0021676 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 247 Block: D Subdivision: HILLENDALE SUBDIVISION MapRef: MB 112 PG 3&4 Abbreviated Description: Lot:247 Block:D Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 112 PG 3&4City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN								
4	.15Mi.	**9974 MARINO DR** **CINCINNATI, OH 45251-1606**	12/08/2025	$155,000	$179	864	5/3/1	1961	7,536 SF	
		APN: 510-0041-0167-00 Document #: 2025-0095789 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 1519 Subdivision: NORTHBROOK SUBDIVISION MapRef: MB 93 PG 31&32 Abbreviated Description: Lot:1519 Subdivision:NORTHBROOK SUBDIVISION Map Ref:MB 93 PG 31&32City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI

5	.08Mi.	**9977 DUNRAVEN DR** **CINCINNATI, OH 45251-1654**	12/03/2025	$195,500	$159	1226	5/3/1	1966	7,492 SF

APN: 510-0041-0403-00 Document #: 2025-0094409
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Block: G Subdivision: HILLENDALE SUBDIVISION MapRef: MB 123 PG 5&6 Abbreviated Description: Lot:69 Block:G Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 123 PG 5&6City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

6	.1Mi.	**9984 MENOMINEE DR** **CINCINNATI, OH 45251-1744**	10/14/2025	$234,500	$158	1479	5//1	1965	8,843 SF

APN: 510-0041-0383-00 Document #: 2025-0079721
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 200 Subdivision: HILLENDALE SUBDIVISION MapRef: MB 122 PG 31&32 Abbreviated Description: Lot:200 Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 122 PG 31&32City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

7	.14Mi.	**3014 WHEATFIELD DR** **CINCINNATI, OH 45251-1634**	09/03/2025	$159,000	$184	864	5/3/1	1961	8,973 SF

APN: 510-0041-0137-00 Document #: 2025-0067577
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1402 Block: Y Subdivision: NORTHBROOK SUBDIVISION MapRef: MB 93 PG 25-28 Abbreviated Description: Lot:1402 Block:Y Subdivision:NORTHBROOK SUBDIVISION Map Ref:MB 93 PG 25-28

8	.2Mi.	**9905 CRUSADER DR** **CINCINNATI, OH 45251-1615**	08/18/2025	$152,000	$175	864	5/3/1	1961	7,536 SF

APN: 510-0041-0125-00 Document #: 2025-0062555
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1443 Block: Y Subdivision: NORTHBROOK SUBDIVISION Abbreviated Description: Lot:1443 Block:Y Subdivision:NORTHBROOK SUBDIVISION City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

9	.1Mi.	**9956 CRUSADER DR** **CINCINNATI, OH 45251-1665**	07/10/2025	$189,900	$129	1472	6/3/1	1961	7,449 SF

APN: 510-0041-0083-00 Document #: 2025-0051938
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1488 Block: 7 Subdivision: NORTHBROOK SUBDIVISION MapRef: MB 93 PG 31 Abbreviated Description: Lot:1488 Block:7 Subdivision:NORTHBROOK SUBDIVISION Map Ref:MB 93 PG 31

10	.09Mi.	**2912 WHEATFIELD DR** **CINCINNATI, OH 45251-1632**	06/26/2025	$265,000	$158	1674	6/3/1	1966	7,579 SF

APN: 510-0041-0328-00 Document #: 2025-0048007
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 239 Subdivision: HILLENDALE SUBDIVISION MapRef: MB 112 PG 3&4 Abbreviated Description: Lot:239 Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 112 PG 3&4City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

11	.19Mi.	**10130 MANISTEE WAY** **CINCINNATI, OH 45251-1726**	06/09/2025	$155,000	$167	925	5/3/1	1966	7,013 SF

APN: 510-0041-0481-00 Document #: 2025-0042841
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 303 Subdivision: HILLENDALE SUBDIVISION MapRef: MB 127 PG 5-6 Abbreviated Description: Lot:303 Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 127 PG 5-6

12	.13Mi.	**10060 MARINO DR** **CINCINNATI, OH 45251-1661**	06/09/2025	$187,000	$216	864	5/3/1	1961	7,231 SF

APN: 510-0041-0156-00 Document #: 2025-0042534
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1508 Block: Z Subdivision: NORTHBROOK SUBDIVISION MapRef: MB 93 PG 31&32 Abbreviated Description: Lot:1508 Block:Z Subdivision:NORTHBROOK SUBDIVISION Map Ref:MB 93 PG 31&32

13	.03Mi.	**2879 HONESDALE CT** **CINCINNATI, OH 45251-1749**	05/08/2025	$250,000	$149	1674	6/3/2	1966	11,587 SF

APN: 510-0041-0393-00 Document #: 2025-0033605
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 223 Block: F Subdivision: HILLENDALE SUBDIVISION MapRef: MB 122 PG 31&32 Abbreviated Description: Lot:223 Block:F Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 122 PG 31&32City/Muni/Twp:COLCRAIN City/Muni/Twp: COLCRAIN

14	.13Mi.	**2814 HONESDALE CT** **CINCINNATI, OH 45251-1723**	05/06/2025	$218,500	$130	1674	7/3/2	1965	8,538 SF

APN: 510-0041-0376-00 Document #: 2025-0032979
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 193 Block: F Subdivision: HILLENDALE SUBDIVISION MapRef: MB 122 PG 31&32 Abbreviated Description: Lot:193 Block:F Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 122 PG 31&32City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

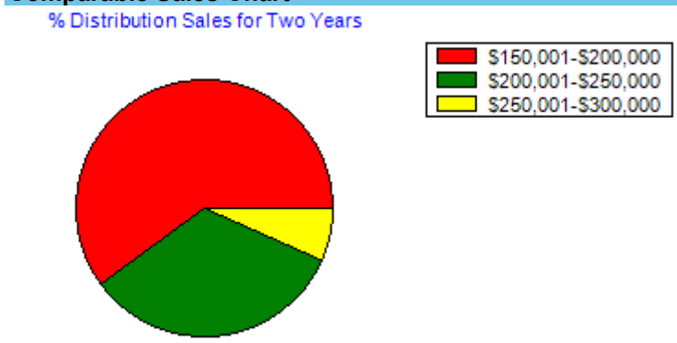
15	.1Mi.	**9971 MENOMINEE DR** **CINCINNATI, OH 45251-1745**	05/06/2025	$201,000	$163	1226	5/3/1	1966	8,668 SF

APN: 510-0041-0334-00 Document #: 2025-0033031
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 244 Block: D Subdivision: HILLENDALE SUBDIVISION MapRef: MB 112 PG 3&4 Abbreviated Description: Lot:244 Block:D Subdivision:HILLENDALE SUBDIVISION Map Ref:MB 112 PG 3&4City/Muni/Twp:COLERAIN City/Muni/Twp: COLERAIN

ICE SiteX Report

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10028 DUNRAVEN DR**	**07/25/2017**	$168,390	$58,937	1,998	5/3/1	1961	9,322 SF	
.02Mi.	**10024 DUNRAVEN DR**	**10/24/2017**	$133,580	$46,753	1,226	5/3/1	1966	11,064 SF	
.02Mi.	**10032 DUNRAVEN DR**	**01/25/2022**	$189,170	$66,210	1,750	8/4/1	1966	11,718 SF	
.02Mi.	**9996 DUNRAVEN DR**	**08/16/2012**	$169,770	$59,420	1,674	6/4/1	1966	7,492 SF	
.02Mi.	**10031 MENOMINEE DR**	**07/01/1976**	$172,270	$60,295	2,059	7//2	1965	8,930 SF	
.03Mi.	**2879 HONESDALE CT**	**05/07/2025**	$190,340	$66,619	1,674	6/3/2	1966	11,587 SF	
.03Mi.	**9992 DUNRAVEN DR**	**01/01/1990**	$121,560	$42,546	900	5//1	1966	7,492 SF	
.03Mi.	**10015 MENOMINEE DR**	**05/31/2023**	$108,770	$38,070	925	5/3/1	1965	7,536 SF	
.03Mi.	**10029 DUNRAVEN DR**	**09/11/2021**	$167,930	$58,776	1,620	5/3/1	1966	7,797 SF	
.04Mi.	**2887 HONESDALE CT**	**06/12/2024**	$152,430	$53,351	1,248	5/3/1	1965	9,017 SF	
.04Mi.	**10023 DUNRAVEN DR**	**08/20/2022**	$230,000	$80,500	1,674	6/3/1	1966	7,449 SF	
.04Mi.	**10041 MENOMINEE DR**	**06/30/2004**	$132,420	$46,347	1,336	7/4/1	1967	8,886 SF	
.04Mi.	**9986 DUNRAVEN DR**	**05/07/2001**	$159,030	$55,661	1,674	6/3/1	1966	7,492 SF	
.04Mi.	**2865 HONESDALE CT**	**07/27/2007**	$116,380	$40,733	1,205	3/2/1	1965	10,237 SF	
.04Mi.	**9999 DUNRAVEN DR**	**05/07/2004**	$144,580	$50,603	1,674	5/3/1	1966	7,492 SF	
.04Mi.	**10005 DUNRAVEN DR**	**06/21/2012**	$120,980	$42,343	900	5/3/1	1966	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.7 years old	Households:	8,636
Median Household Income:	$79,311	Households w/Family:	67%
Household Income Per Capita:	$36,617	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Northwest Local School District	Students:	8,260
Number of Schools:	12	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.04Mi.	**Pleasant Run Middle School** Number of Students: 661 Student-Teacher Ratio: 15.66	B-	Public	6 - 8
0.21Mi.	**Taylor Elementary School** Number of Students: 797 Student-Teacher Ratio: 18.11	C-	Public	KG - 5
3.04Mi.	**Pleasant Run Elementary School** Number of Students: 759 Student-Teacher Ratio: 16.87	B-	Public	KG - 5
1.23Mi.	**Northwest High School** Number of Students: 910 Student-Teacher Ratio: 22.72 Advanced Placement: Yes	B-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **10028 DUNRAVEN DR, CINCINNATI, OH 45251-1628** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	91%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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