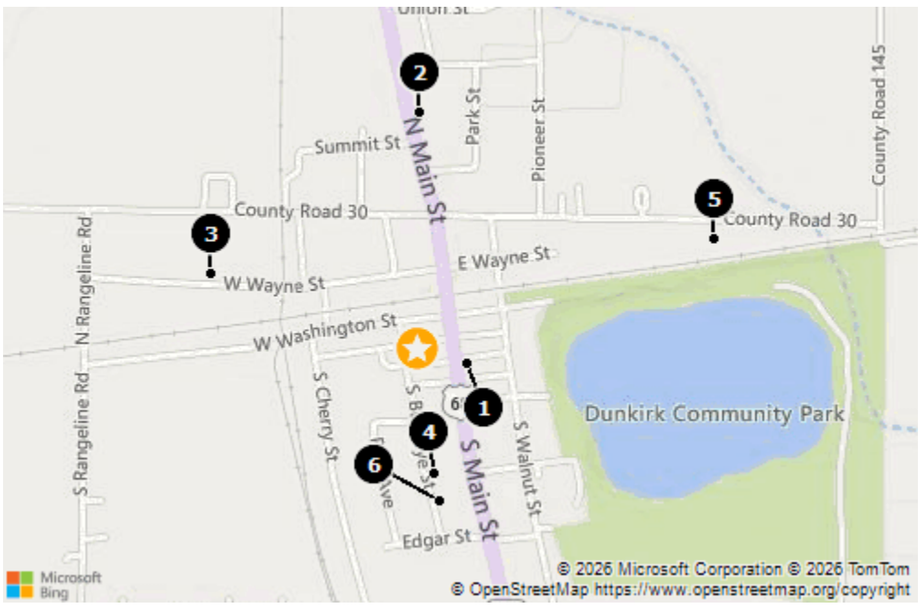
ICE SiteX Report

OrderID: 96686776

SiteX Property Information Report



Subject Property Location

101 S BUCKEYE ST, DUNKIRK, OH 45836-1002

County:	**HARDIN OH**	Census Tract:	390650003.002042
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-010035.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$124,000**	FSD:	7	Common Confidence Score:	86
Value Range:	$115,320 - $132,680	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$1,840	Market Land Value:	$5,260	Tax Year:	2025
Assd Improvement:	$31,750	Market Improvment Value:	$90,710	Total Taxable Value:	$1,186
Total Assessed Value:	$33,590	Total Assessor Market Value:	$95,970	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 03
Abbreviated Description: PT SW 1/4 18
City/Muni/Twp: BLANCHARD TWP

Property Characteristics

Lot Size:	8,184 SF	Bedrooms:	3	Pool:	
Building Area:	1312 SF	Baths:	1	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2024	Sales Price:	$127,645
Document #:	2024002756 BK-PG 566-4331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/03/2023	Sales Price:	N/A
Document #:	2023000007 BK-PG 538-1748	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$130,000
Document #:	2022004055 BK-PG 566 -4328	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/06/2022		
Document Type:			
Legal Description:			
Sec/Twnship/Range: NE4NW4 S18T03SR11E			
City/Muni/Twp: DUNKIRK			

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$130,000

ICE SiteX Report

OrderID: 96686776

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 03			
Abbreviated Description: PT SW 1/4 18			
City/Muni/Twp: BLANCHARD TWP			

Prior Transfer

Recording Date:	08/23/2016	Sales Price:	$93,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/23/2016	Sales Price:	$93,000
Document #:	201600086191 BK-PG 538 -1746	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/19/2016		
Document Type:			
Legal Description:			
Sec/Twnship/Range: NE4NW4 S18T03SR11E			
City/Muni/Twp: DUNKIRK			

Prior Transfer

Recording Date:	05/05/2006	Sales Price:	N/A
Document #:	200600038128 BK-PG 455-1232	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/28/2005	Loan Amount:	N/A
Document #:	200500035522 BK-PG 455-1232	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
Sec/Twnship/Range: NE4NW4 S18T03SR11E			
City/Muni/Twp: DUNKIRK			

Area Sales Analysis

Total Area Sales	$732,000	Median # of Bedrooms	3
Median Lot Size	13,450 SF	Median # of Baths	1
Median Living Area	1,933 SF	Median Year Built	1962
Price Range - 2 Yrs	$48,000 to $169,000	Age Range	33 years to 91 years
Median Value	$127,500	Median Age	64 years

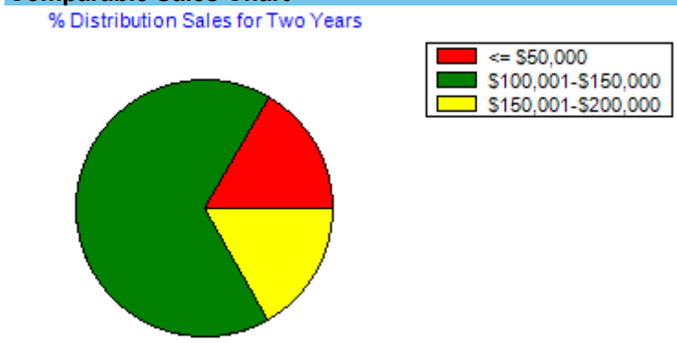
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**151 S MAIN ST** **DUNKIRK, OH 45836-1122**	10/23/2025	$48,000	$22	2088	9/5/1	1993	7,920 SF	
		APN: 03-100044.0000 Document #: 2025003203 Document Type: Price Code: R Land Use: Single Family Residential Legal: Land Lot: 25 Abbreviated Description: Land Lot:25 City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								
2	.29Mi.	**430 N MAIN ST** **DUNKIRK, OH 45836-1012**	08/11/2025	$130,000	$73	1778	7/3/1	1935	13,400 SF	
		APN: 03-130007.0000 Document #: 2025002359 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HUSTONS ADDITION Abbreviated Description: Lot:7 Subdivision:HUSTONS ADDITION Abbreviated Description:LOT: WEST PART OF LOT NUMBER SEVEN (7) City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								
3	.27Mi.	**338 W WAYNE ST** **DUNKIRK, OH 45836-1056**	05/01/2025	$125,000	$56	2215	6/3/1		21,614 SF	
		APN: 03-090037.0000 Document #: 2025001177 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: M & P HALL LANDS Abbreviated Description: Subdivision:M & P HALL LANDS City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								
4	.15Mi.	**387 S BUCKEYE ST** **DUNKIRK, OH 45836-1004**	04/08/2025	$150,000	$107	1392	7/3/1	1967	13,500 SF	
		APN: 03-210025.0000 Document #: 2025000941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: BUCKEYE ADDITION MapRef: MB C PG 102 Abbreviated Description: Lot:25 Subdivision:BUCKEYE ADDITION Map Ref:MB C PG 102City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								
5	.44Mi.	**480 E PATTERSON ST** **DUNKIRK, OH 45836-1096**	02/04/2025	$110,000	$48	2258	12/3/1		155,510 SF	
		APN: 03-170001.0000 Document #: 2025000304 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								
6	.19Mi.	**391 S BUCKEYE ST** **DUNKIRK, OH 45836-1004**	11/06/2024	$169,000	$160	1052	5/3/1	1957	13,200 SF	
		APN: 03-210027.0000 Document #: 2024003114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: BUCKEYE ADDITION MapRef: MB E PG 100 Abbreviated Description: Lot:27 Subdivision:BUCKEYE ADDITION Map Ref:MB E PG 100City/Muni/Twp:VILLAGE OF DUNKIRK City/Muni/Twp: VILLAGE OF DUNKIRK								

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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.	**101 S BUCKEYE ST**	**12/09/2022**	$95,970	$33,590	1,312	7/3/1	1985	8,184 SF	
.01Mi.	**111 S BUCKEYE ST**	**02/13/2018**	$30,000	$10,500	768	7/3/1	1900	8,184 SF	
.02Mi.	**113 W WASHINGTON ST**	**05/18/2010**	$56,490	$19,770	1,684	8/4/1	1900	7,200 SF	
.02Mi.	**123 W WASHINGTON ST**	**02/27/2004**	$44,310	$15,510	888	8/4/1		7,200 SF	
.03Mi.	**121 S BUCKEYE ST**	**04/30/2015**	$56,280	$19,700	1,770	9/4/1	1986	7,680 SF	
.03Mi.	**130 S MAIN ST**	**10/02/2000**	$75,110	$26,290	1,946	9/4/1		11,088 SF	
.04Mi.	**140 S MAIN ST**	**11/09/2021**	$45,020	$15,760	1,824	8/4/1	1998	7,920 SF	
.04Mi.	**120 S BUCKEYE ST**	**06/13/2023**	$38,230	$13,380	1,160	9/2/1	1940	7,680 SF	
.04Mi.	**211 W WASHINGTON ST**	**04/20/1998**	$56,230	$19,680	728	5/2/1		7,200 SF	
.05Mi.	**150 S MAIN ST**	**12/19/1996**	$102,050	$35,720	1,788	9/3/1		7,920 SF	Yes
.05Mi.	**130 S BUCKEYE ST**	**02/12/2024**	$40,430	$14,150	1,692	8/3/1	1901	7,680 SF	
.05Mi.	**131 S BUCKEYE ST**	**07/09/2021**	$94,290	$33,000	1,376	9/2/1	1930	8,960 SF	
.05Mi.	**221 W WASHINGTON ST**	**08/02/2017**	$116,940	$40,930	2,372	10/5/1	1920	7,200 SF	
.06Mi.	**160 S MAIN ST**	**12/21/2018**	$80,250	$28,090	1,806	8/3/1		7,656 SF	
.06Mi.	**131 S MAIN ST**	**05/18/2023**	$34,200	$11,970	982	6/2/1		7,920 SF	
.06Mi.	**121 S MAIN ST**	**09/20/2004**	$57,770	$20,220	1,400	7/3/1		7,920 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.3 years old	Households:	543
Median Household Income:	$59,517	Households w/Family:	67%
Household Income Per Capita:	$28,696	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Hardin Northern Local School District	Students:	402
Number of Schools:	2	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Hardin Northern Elementary School** Number of Students: 203 Student-Teacher Ratio: 13.72	B+	Public	PK - 6
0.98Mi.	**Hardin Northern High School** Number of Students: 199 Student-Teacher Ratio: 11.54	C+	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	37%	SIGNIFICANTLY LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	157%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	115%	HIGHER

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Disaster Alerts

No alerts noted

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