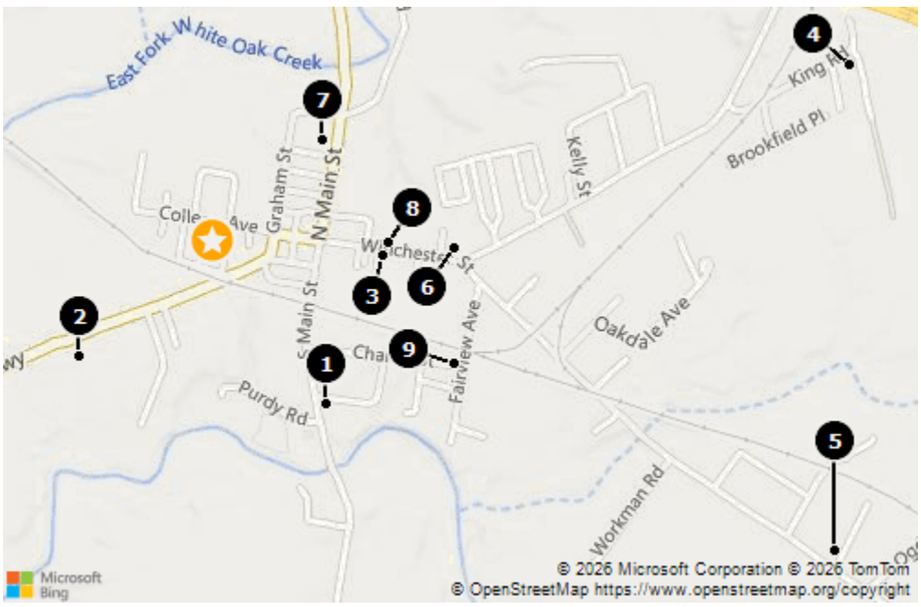
ICE SiteX Report

OrderID: 98388007

SiteX Property Information Report



Subject Property Location

104 HIGHLAND AVE, SARDINIA, OH 45171

County:	**BROWN OH**	Census Tract:	390159514.001035
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	43-084140-00-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	54	Common Confidence Score:	12
Value Range:	$95,680 - $320,320	ICE Confidence Score:	46		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$3,520	Market Land Value:	$10,060	Tax Year:	2025
Assd Improvement:	$44,120	Market Improvment Value:	$126,050	Total Taxable Value:	$1,666
Total Assessed Value:	$47,640	Total Assessor Market Value:	$136,110	Delinquent Year:	
				Tax Account ID:	028657-7
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9R District: 43 Map Ref: 25-01 -033
Abbreviated Description: IN LOT 9R WHOLE BARE ADDITION WASHINGTON TWP SARDINIA VILLAGE
City/Muni/Twp: WASHINGTON TWP

Property Characteristics

Lot Size:	8,640 SF	Bedrooms:		Pool:	
Building Area:	1720 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/02/2024	Loan Amount:	N/A
Document #:	202400001445 BK-PG 529-889	Loan Type:	FHA
TD Due Date:	04/01/2064	Type Finance:	

Legal Description:
Lot: 9R,9 Subdivision: BARES ADDITION
City/Muni/Twp: VILLAGE OF SARDINIA

Prior Transfer

Recording Date:	02/28/2024	Sales Price:	$183,058
Document #:	202400000905 BK-PG 518-1919	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	$199,900
Document #:	905 BK-PG 518 -1916	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9R District: 43 Map Ref: 25-01 -033
Abbreviated Description: IN LOT 9R WHOLE BARE ADDITION WASHINGTON TWP SARDINIA VILLAGE
City/Muni/Twp: WASHINGTON TWP

ICE SiteX Report

OrderID: 98388007

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	$199,900
Document #:	202200005000 BK-PG 518-1916	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/17/2022		
Document Type:			

Legal Description:
Lot: 9 Subdivision: BARES ADDITION Map Ref: MB C-3PG34-35SL42-43
Abbreviated Description: T WARRINGS MILITARY SURVEY NO 3389
City/Muni/Twp: SARDINIA

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	$17,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	$17,000
Document #:	202100000624 BK-PG 506-1910	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/19/2021		
Document Type:			

Legal Description:
Lot: 9 Subdivision: BARES ADDITION Map Ref: MB C-3 PG 34&35
City/Muni/Twp: SARDINIA

Prior Transfer

Recording Date:	12/22/2020	Sales Price:	N/A
Document #:	202000007251 BK-PG 505-3261	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/23/2020		
Document Type:			

Legal Description:
Lot: 9 Subdivision: BARES FIRST ADDITION Map Ref: MB C3 PG 35 SL 43
City/Muni/Twp: SARDINIA

Prior Transfer

Recording Date:	06/07/2018	Sales Price:	$15,500
Document #:	201800002752 BK-PG 483-0716	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/01/2018		
Document Type:			

Legal Description:
Lot: 9 Subdivision: BARES FIRST ADDITION Map Ref: MB C3 PG 35
City/Muni/Twp: SARDINIA

Prior Transfer

Recording Date:	01/16/2004	Sales Price:	N/A
Document #:	200400000405 BK-PG 302-2392	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/29/2003		
Document Type:			

Legal Description:
Lot: 9 Subdivision: BARES FIRST ADDITION Map Ref: MB C3 PG35
City/Muni/Twp: SARDINIA

Prior Transfer

Recording Date:	05/03/2002	Sales Price:	$38,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2002		
Document Type:			

Legal Description:
Abbreviated Description: BARES 1ST ADDN IN LOT 9 EASTERN SD

Area Sales Analysis

Total Area Sales	$1,193,000	Median # of Bedrooms	3
Median Lot Size	7,560 SF	Median # of Baths	1
Median Living Area	1,392 SF	Median Year Built	1951
Price Range - 2 Yrs	$11,000 to $215,000	Age Range	74 years to 79 years
Median Value	$153,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**115 CHERRY ST** **SARDINIA, OH 45171-9259**	08/27/2026	$11,000	$5	2046	7/3/1		9,148 SF	Yes
		APN: 43-083548-00-00 Document #: 202600004530 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 116 Subdivision: SCOTTS ADDITION MapRef: CAB 2 SL 68 Abbreviated Description: Lot:116 Subdivision:SCOTTS ADDITION Map Ref:CAB 2 SL 68City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA								
2	.22Mi.	**155 MAPLE AVE** **SARDINIA, OH 45171-9666**	05/18/2026	$215,000	$142	1506	5/3/1	1951	18,295 SF	
		APN: 43-083112-00-00 Document #: 202600002480 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: MILITARY SURVEY NO 3389 Abbreviated Description: Subdivision:MILITARY SURVEY NO 3389 City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA								
3	.22Mi.	**134 WINCHESTER ST** **SARDINIA, OH 45171-9310**	03/17/2026	$115,000	$55	2057	7//1		7,560 SF	
		APN: 43-083324-00-00 Document #: 202600001295 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98388007

Legal: Subdivision: SARDINIA Land Lot: 44 MapRef: MB A-1 PG 68 Abbreviated Description: Subdivision:SARDINIA Land Lot:44 Map Ref:MB A-1 PG 68Abbreviated Description:LOT: WEST HALF OF OUT-LOT NUMBER FORTY-FOUR City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

4	.83Mi.	**7450 KING RD** **SARDINIA, OH 45171-8328**	01/27/2026	$159,000	$168	944	//		43,560 SF

APN: 43-081376-00-00 01 Document #: 202600000425
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: THOMAS WARRINGS MILITARY SURVEY NUMBER 3390 Abbreviated Description: Subdivision:THOMAS WARRINGS MILITARY SURVEY NUMBER 3390 City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

5	.88Mi.	**13237 LIVMORE LN** **SARDINIA, OH 45171-9359**	12/30/2025	$180,000	$129	1392	7/3/1	1952	14,832 SF

APN: 43-082704-00-00 Document #: 202500006767
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1RA Subdivision: LIVMORE LANC SUBDIVISION MapRef: CAB 3 SLS 459&460 Abbreviated Description: Lot:1RA Subdivision:LIVMORE LANC SUBDIVISION Map Ref:CAB 3 SLS 459&460City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

6	.3Mi.	**151 WINCHESTER ST** **SARDINIA, OH 45171-9326**	12/01/2025	$145,000	$119	1213	6/3/1	1947	5,663 SF

APN: 43-083032-00-00 Document #: 202500006179
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: T WARINGS MILITARY SURVEY NP 3389 Abbreviated Description: Subdivision:T WARINGS MILITARY SURVEY NP 3389 City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

7	.19Mi.	**129N N MAIN ST** **SARDINIA, OH 45171-**	11/03/2025	$180,000	$139	1290	7/3/2		6,600 SF

APN: 43-083712-00-00 Document #: 202500005729
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15,16 MapRef: MB A1 PG 44 Abbreviated Description: Lot:15,16 Map Ref:MB A1 PG 44City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

8	.22Mi.	**129 WINCHESTER ST** **SARDINIA, OH 45171-**	09/16/2025	$35,000	$34	1011	5/3/1		3,480 SF

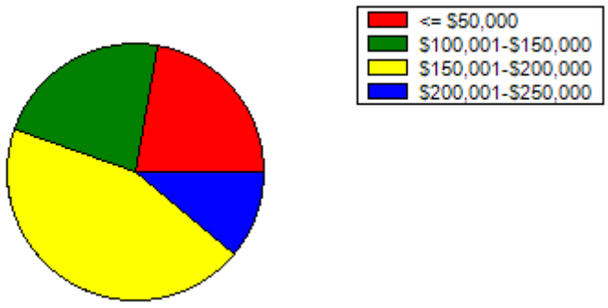
APN: 43-083572-00-00 Document #: 202500004764
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45B Subdivision: LILLEY & MOORE ADDITION MapRef: MB A-1 PG 68 Abbreviated Description: Subdivision:LILLEY & MOORE ADDITION Map Ref:MB A-1 PG 68Abbreviated Description:LOT: PART LOT 45 (45B) City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

9	.34Mi.	**122 FAIRVIEW AVE** **SARDINIA, OH 45171-9354**	08/11/2025	$153,000	$103	1480	5/2/1		7,200 SF

APN: 43-084784-00-00 Document #: 202500004075
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: G A KENNEDYS ADDITION OF FAIRVIEW HEIGHTS MapRef: MB C3 PG 112 SL 120 Abbreviated Description: Lot:9 Subdivision:G A KENNEDYS ADDITION OF FAIRVIEW HEIGHTS Map Ref:MB C3 PG 112 SL 120City/Muni/Twp:VILLAGE OF SARDINIA City/Muni/Twp: VILLAGE OF SARDINIA

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 98388007

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.	**104 HIGHLAND AVE**	**08/30/2022**	$136,110	$47,640	1,720	6//1		8,640 SF	
.01Mi.	**113 COLLEGE AVE**	**06/26/2024**	$45,860	$16,050	1,617	8//1	1900	7,200 SF	
.02Mi.	**119 COLLEGE AVE**	**11/22/2011**	$44,040	$15,410	989	4/2/1		7,200 SF	
.03Mi.	**109 COLLEGE AVE**	**05/14/2025**	$7,640	$2,670	856	7/3/1		6,098 SF	
.03Mi.	**6 HIGHLAND AVE**	**07/01/2020**	$59,410	$20,790	1,144	6/3/1	1928	2,614 SF	
.03Mi.	**121 COLLEGE AVE**	**07/05/2024**	$28,070	$9,820	1,262	8/3/1		7,200 SF	
.04Mi.	**107 COLLEGE AVE**	**08/19/2024**	$79,150	$27,700	1,576	7/3/1	1935	6,098 SF	
.05Mi.	**125 COLLEGE AVE**	**04/19/2024**	$85,090	$29,780	1,014	6/3/1		7,200 SF	
.05Mi.	**11 RAILROAD ST**	**11/21/2024**	$76,110	$26,640	992	5/3/1	1999	5,856 SF	
.06Mi.	**124 COLLEGE AVE**	**08/20/1996**	$109,490	$38,320	1,642	7/3/1		96 SF	
.06Mi.	**207 COLLEGE AVE**		$66,810	$23,380	1,464	8/3/1		7,200 SF	
.06Mi.	**122 MAPLE AVE**	**08/06/2025**	$48,790	$17,080	1,213	6/3/1		9,148 SF	
.06Mi.	**111 MAPLE AVE**	**05/23/2008**	$74,960	$26,240	1,215	5/3/1		7,405 SF	
.07Mi.	**129 COLLEGE AVE**	**09/08/2004**	$106,830	$37,390	1,632	6/3/1	1915	7,200 SF	
.07Mi.	**124 PIKE**	**07/16/2008**	$64,980	$22,740	1,153	6/3/1		13,200 SF	
.07Mi.	**128 COLLEGE AVE**	**08/26/2022**	$33,260	$11,640	1,142	6/3/1		7,200 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	39.9 years old	Households:	2,598
Median Household Income:	$70,265	Households w/Family:	78%
Household Income Per Capita:	$30,449	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Eastern Local School District	Students:	1,082
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.35Mi.	**Eastern Middle School** Number of Students: 254 Student-Teacher Ratio: 18.14	B	Public	6 - 8
5.34Mi.	**Eastern High School** Number of Students: 259 Student-Teacher Ratio: 13.05 Advanced Placement: Yes	C+	Public	9 - 12
1.49Mi.	**Sardinia Elementary School** Number of Students: 274 Student-Teacher Ratio: 19.57	B+	Public	KG - 5

Flood Report

The Subject Property of **104 HIGHLAND AVE, SARDINIA, OH 45171** 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	56%	NOTABLY LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	108%	SIMILAR
OVERALL	115%	HIGHER

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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ICE SiteX Report

OrderID: 98388007

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