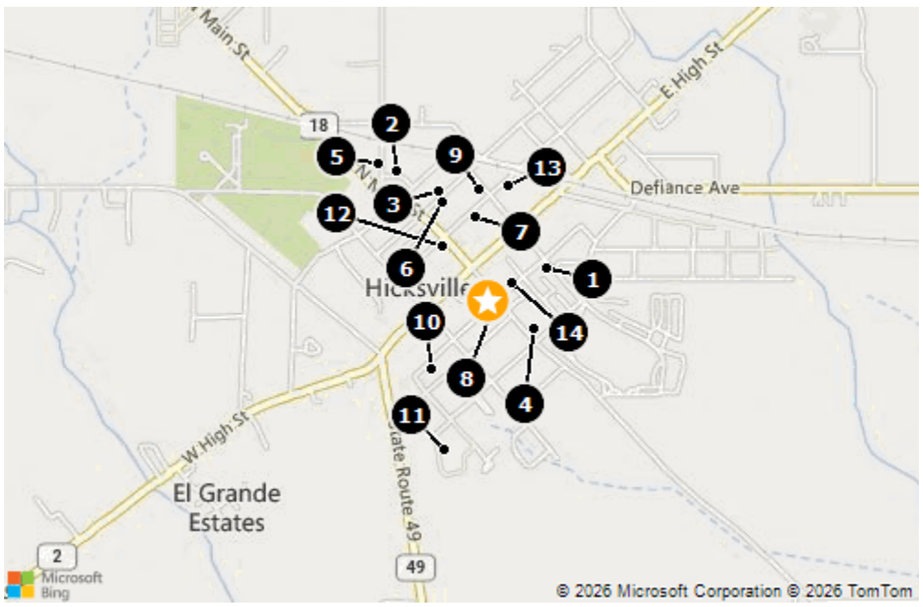
ICE SiteX Report

OrderID: 98184750

SiteX Property Information Report



Subject Property Location

116 S MAIN ST, HICKSVILLE, OH 43526-1319

County:	**DEFIANCE OH**	Census Tract:	390399583.003000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	E060021013400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$123,120 - $180,880	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	E06
Assd Land Value:	$2,250	Market Land Value:	$6,428	Tax Year:	2025
Assd Improvement:	$34,800	Market Improvment Value:	$99,428	Total Taxable Value:	$1,538
Total Assessed Value:	$37,050	Total Assessor Market Value:	$105,856	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 259 District: E06 Subdivision: VILLAGE OF HICKSVILLE
Abbreviated Description: ORIGINAL PLAT LOT 259 262 PT
City/Muni/Twp: HICKSVILLE VILLAGE

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:	4	Pool:	
Building Area:	1488 SF	Baths:	1	Fireplace:	1
Year Built:	1950	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/24/2026	Sales Price:	N/A
Document #:	202600000611 BK-PG 446-2287	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$108,000
Document #:	202200000910 BK-PG 446 -2285	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/28/2022		
Document Type:			

Legal Description:
Lot: 259&262
City/Muni/Twp: HICKSVILLE

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$108,000
Document #:	121 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 259 District: E06 Subdivision: VILLAGE OF HICKSVILLE
Abbreviated Description: ORIGINAL PLAT LOT 259 262 PT
City/Muni/Twp: HICKSVILLE VILLAGE

ICE SiteX Report

OrderID: 98184750

Prior Transfer

Recording Date:	03/15/2011	Sales Price:	N/A
Document #:	201100001232 BK-PG 295-2629	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/29/2005	Loan Amount:	N/A
Document #:	200500005996 BK-PG 295-2629	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 259&262 Subdivision: THE VILLAGE OF HICKSVILLE

Area Sales Analysis

Total Area Sales	$1,832,900	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	1,470 SF	Median Year Built	1958
Price Range - 2 Yrs	$30,000 to $225,000	Age Range	20 years to 166 years
Median Value	$140,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**402 S MAPLE ST** **HICKSVILLE, OH 43526-1412**	07/29/2026	$35,000	$25	1368	7/3/1	1940	7,248 SF	
		APN: E060013003200 Document #: 202600002870 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CENTRAL PLACE ADDITION Abbreviated Description: Lot:2 Subdivision:CENTRAL PLACE ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
2	.39Mi.	**412 OSCAR ST** **HICKSVILLE, OH 43526-1133**	07/22/2026	$50,000	$54	924	6/3/1	1950	15,120 SF	
		APN: E060015000400 Document #: 202600002763 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 59&59 Subdivision: PARTNERSHIP ADDITION Abbreviated Description: Lot:59&59 Subdivision:PARTNERSHIP ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
3	.29Mi.	**117 E CORNELIA ST** **HICKSVILLE, OH 43526-1105**	07/09/2026	$225,000	$97	2297	8/3/1	1997	8,712 SF	
		APN: E060015004600 Document #: 202600002547 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: PARTNERSHIP ADDITION Abbreviated Description: Lot:25 Subdivision:PARTNERSHIP ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
4	.14Mi.	**311 S MAIN ST** **HICKSVILLE, OH 43526-1322**	07/07/2026	$190,000	$116	1630	6/3/2	2006	10,001 SF	
		APN: E060013001600 Document #: 202600002507 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 465&472 Abbreviated Description: Lot:465&472 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
5	.43Mi.	**205 MEUSE ARGONNE ST** **HICKSVILLE, OH 43526-1116**	06/26/2026	$30,000	$34	872	5/3/1	1950	7,701 SF	
		APN: E060025006500 Document #: 202600002354 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: ENTERPRISE ADDITION MapRef: VOL 143 PG 565 Abbreviated Description: Lot:6 Subdivision:ENTERPRISE ADDITION Map Ref:VOL 143 PG 565City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
6	.26Mi.	**108 E CORNELIA ST** **HICKSVILLE, OH 43526-1106**	06/15/2026	$199,000	$142	1400	4/3/1	1978	8,712 SF	
		APN: E060015006600 Document #: 202600002173 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PARTNERSHIP ADDITION Abbreviated Description: Lot:5 Subdivision:PARTNERSHIP ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
7	.2Mi.	**116 E SMITH ST** **HICKSVILLE, OH 43526-1111**	05/22/2026	$140,000	$90	1540	9/4/2	1974	12,998 SF	Yes
		APN: E060014005100 Document #: 202600001826 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: EDGERTONS FIRST ADDITION Abbreviated Description: Lot:25 Subdivision:EDGERTONS FIRST ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
8	.03Mi.	**105 W EDGERTON ST** **HICKSVILLE, OH 43526-1329**	04/28/2026	$140,000	$105	1324	7/3/1	1946	5,624 SF	
		APN: E060021010300 Document #: 202600001417 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 329&330 Abbreviated Description: Lot:329&330 Abbreviated Description:PORTION LOTS329&330 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE								
9	.28Mi.	**201 N MAPLE ST** **HICKSVILLE, OH 43526-1130**	04/21/2026	$137,000	$103	1330	6/3/1	1976	7,000 SF	
		APN: E060014000800 Document #: 202600001306 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98184750

Legal: Lot: 2&3 Subdivision: EDGERTON AND TANNYHILLS ADDITION Abbreviated Description: Lot:2&3 Subdivision:EDGERTON AND TANNYHILLS ADDITION Abbreviated Description:PORTION LOTS2&3 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

10	.22Mi.	**217 W EDGERTON ST**	01/16/2026	$120,000	$63	1900	7/3/1	1880	10,001 SF	AboveGround
		HICKSVILLE, OH 43526-1331								

APN: E060021012200 Document #: 202600000152
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 87&88 Subdivision: EDGERTONS SECOND ADDITION Abbreviated Description: Lot:87&88 Subdivision:EDGERTONS SECOND ADDITION Abbreviated Description:PORTION LOTS87&88 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

11	.38Mi.	**123 OAK PARK DR**	01/09/2026	$95,000	$54	1728	7/4/1	1966	15,342 SF	
		HICKSVILLE, OH 43526-1341								

APN: E060023009400 Document #: 202600000058
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:29 Subdivision:OAK PARK ADDITION City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

12	.17Mi.	**125 N MAIN ST**	11/14/2025	$150,000	$80	1860	6/2/2	1860	11,500 SF	
		HICKSVILLE, OH 43526-1118								

APN: E060016003300 Document #: 202500005449
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 81&82 Abbreviated Description: Lot:81&82 Abbreviated Description:PORTION LOTS81&82 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

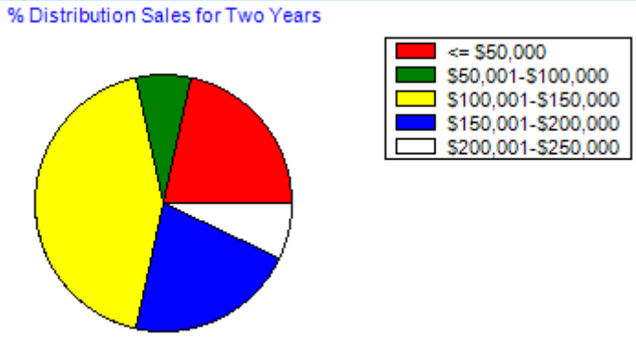
13	.28Mi.	**208 E SMITH ST**	11/07/2025	$140,000	$79	1757	6/4/2	1971	8,499 SF	
		HICKSVILLE, OH 43526-1113								

APN: E060014002100 Document #: 202500005367
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 119-121 Subdivision: AUDITORS PLAT Abbreviated Description: Lot:119-121 Subdivision:AUDITORS PLAT Abbreviated Description:PORTION LOTS119-121 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

14	.08Mi.	**108 E EDGERTON ST**	10/30/2025	$181,900	$132	1376	7/3/1	1946	2,500 SF	
		HICKSVILLE, OH 43526-1402								

APN: E060013005800 Document #: 202500005235
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: CENTRAL PLACE ADDITION Abbreviated Description: Lot:30 Subdivision:CENTRAL PLACE ADDITION Abbreviated Description:PORTION LOT30 City/Muni/Twp:HICKSVILLE City/Muni/Twp: HICKSVILLE

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.	**116 S MAIN ST**	**02/28/2022**	$105,856	$37,050	1,488	7/4/1	1950	2,500 SF	
.01Mi.	**118 S MAIN ST**	**11/08/2016**	$129,828	$45,440	2,316	8/3/2	1897	5,001 SF	
.01Mi.	**114 S MAIN ST**	**07/24/2024**	$96,857	$33,900	1,896	9/3/3	2000	5,001 SF	
.02Mi.	**106 W EDGERTON ST**	**06/20/2018**	$87,513	$30,630	1,480	6/2/1	1930	2,701 SF	
.02Mi.	**112 S MAIN ST**	**01/01/1992**	$157,714	$55,200	2,410	10/5/3	1880	15,002 SF	
.03Mi.	**108 W EDGERTON ST**	**03/01/2024**	$98,885	$34,610	1,398	7/3/2	1978	10,001 SF	
.03Mi.	**200 S MAIN ST**	**08/20/2024**	$96,457	$33,760	1,200	8/2/1	1936	7,501 SF	
.03Mi.	**105 W EDGERTON ST**	**08/29/2018**	$103,171	$36,110	1,324	7/3/1	1946	5,624 SF	
.04Mi.	**110 W EDGERTON ST**	**10/30/2019**	$98,513	$34,480	1,586	7/3/1	1886	10,001 SF	
.04Mi.	**123 S MAIN ST**	**01/01/2000**	$95,599	$33,460	1,441	7/3/1	1978	5,001 SF	
.05Mi.	**109 W EDGERTON ST**	**05/12/2016**	$82,570	$28,900	1,732	6/3/2	1995	5,798 SF	
.05Mi.	**206 S MAIN ST**	**01/01/1992**	$147,857	$51,750	2,306	9/5/2	2013	15,002 SF	
.05Mi.	**112 W EDGERTON ST**	**11/13/2019**	$92,456	$32,360	1,690	10/3/1	1930	12,001 SF	
.05Mi.	**106 S MAIN ST**	**09/01/2023**	$148,314	$51,910	2,938	13/3/1	1950	9,348 SF	
.05Mi.	**121 S MAIN ST**	**08/22/2017**	$108,142	$37,850	1,545	6/3/1	1913	10,001 SF	
.05Mi.	**201 S MAIN ST**	**01/01/2000**	$65,799	$23,030	1,440	8/3/2	1978	5,001 SF	

ICE SiteX Report

OrderID: 98184750

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	38.8 years old	Households:	2,427
Median Household Income:	$65,164	Households w/Family:	64%
Household Income Per Capita:	$28,574	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Hicksville Exempted Village School District	Students:	868
Number of Schools:	3	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.04Mi.	**Hicksville Elementary School** Number of Students: 375 Student-Teacher Ratio: 12.93	A+	Public	KG - 4
1.04Mi.	**Hicksville High School** Number of Students: 211 Student-Teacher Ratio: 12.32 Advanced Placement: Yes	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	123%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.