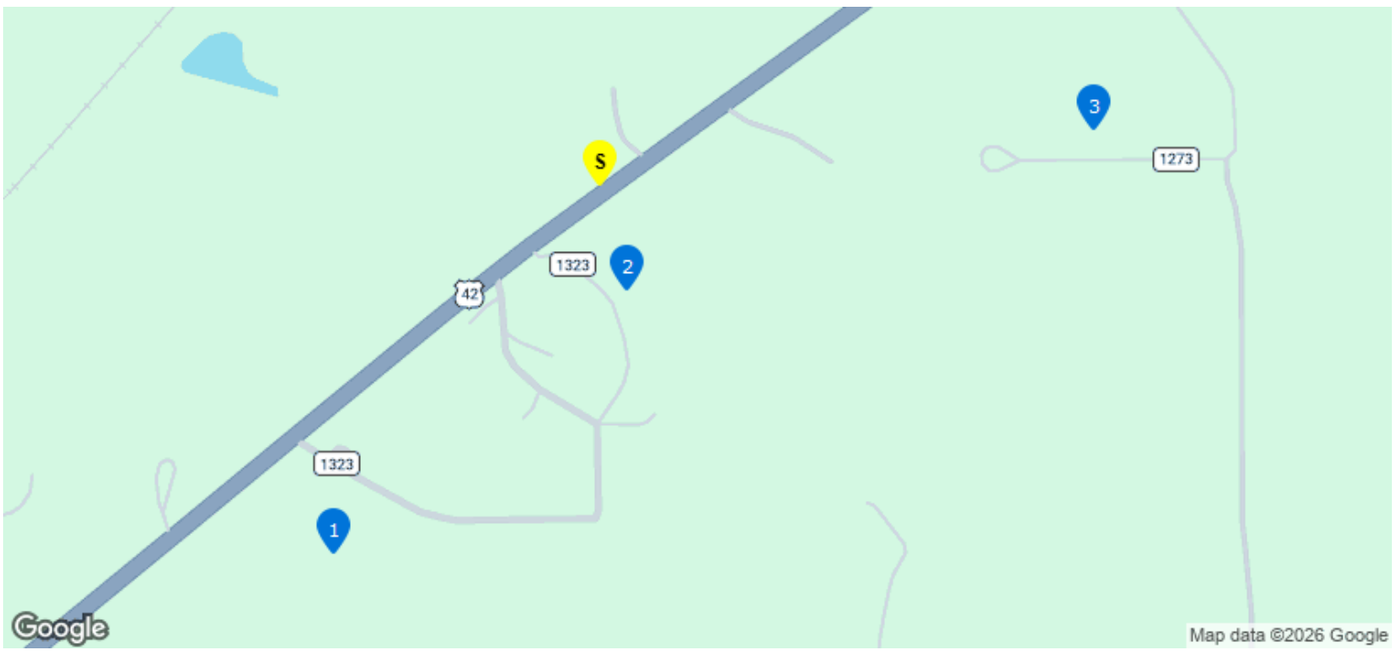
ICE SiteX Report

OrderID: 98761656

SiteX Property Information Report



Subject Property Location

1334 US HIGHWAY 42, ASHLAND, OH 44805-9741

County:	**ASHLAND OH**	Census Tract:	9706.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	G22-027-0-0014-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$344,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$278,640 - $409,360	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$8,340	Market Land Value:	$23,830	Tax Year:	2025
Assd Improvement:	$48,260	Market Improvment Value:	$137,890	Total Taxable Value:	$2,094
Total Assessed Value:	$56,600	Total Assessor Market Value:	$161,720	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 27 District: G22
Abbreviated Description: 1334 US RT 42 SECTION 27 I-4

Property Characteristics

Lot Size:	1.320 AC	Bedrooms:	4	Pool:	
Building Area:	2149 SF	Baths:	1	Fireplace:	1
Year Built:	1901	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1+AB	Number of Cars:	3	A/C:	Central
Style:	Conventional	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2022	Sales Price:	$284,000
Document #:	211 BK-PG 978-1975	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 27 District: G22
Abbreviated Description: 1334 US RT 42 SECTION 27 I-4

Prior Transfer

Recording Date:	07/28/2016	Sales Price:	$143,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 27 District: G22
Abbreviated Description: 1334 US RT 42 SECTION 27 I-4

Prior Transfer

Recording Date:	11/28/2011	Sales Price:	$6,625
Document #:	201100006971 BK-PG 531-227	Type of Sale:	
Document Type:	Release		

Legal Description:

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Mortgage Record

Recording Date:	11/28/2006	Loan Amount:	N/A
Document #:	200600009567 BK-PG 531-227	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	09/06/2006		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SE4 S27T24R17
City/Muni/Twp: MILTON

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	200500005174 BK-PG 460-052	Loan Type:	Adjustable Rate Mortgage
Contract Date:	06/17/2005		
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SE4 S27T24R17

Area Sales Analysis

Total Area Sales	$867,000	Median # of Bedrooms	3
Median Lot Size	2 SF	Median # of Baths	1
Median Living Area	1,536 SF	Median Year Built	1963
Price Range - 2 Yrs	$207,000 to $370,000	Age Range	55 years to 73 years
Median Value	$290,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.88Mi.	**1167 TWP RD 1704 ASHLAND, OH 44805-**	10/05/2026	$676,486	$306	2212	9/4/1	1860	2,205,007 SF	
		APN: F19-001-0-0011-00 Document #: 202600005543 Document Type: Fiduciary Deed Price Code: Land Use: Farm (Irrigated or Dry) Legal: Sec/Twnship/Range: NW4 S01T23NR17W Abbreviated Description: Sec/Twnship/Range:NW4 S01T23NR17W City/Muni/Twp:MIFFLIN City/Muni/Twp: MIFFLIN								
2	2.27Mi.	**2336 GREEN ASH CT ASHLAND, OH 44805-4565**	10/14/2026	$449,000	$225	1997	8/3/3	2018	14,375 SF	
		APN: P44-094-0-0001-13 Document #: 202600005760 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 4431 Subdivision: WOODVIEW SUBDIVISION MapRef: VOL 897 PG 558 Abbreviated Description: Lot:4431 Subdivision:WOODVIEW SUBDIVISION Map Ref:VOL 897 PG 558City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
3	2.5Mi.	**TWP RD 1215 ASHLAND, OH 44805-**	10/07/2026	$51,000			//		71,961 SF	
		APN: F19-012-0-0007-24 Document #: 202600005595 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Abbreviated Description: City/Muni/Twp:MIFFLIN City/Muni/Twp: MIFFLIN								
4	2.73Mi.	**2260 RIDGEWOOD CT ASHLAND, OH 44805-9226**	10/14/2026	$405,000	$199	2031	6/3/2	1986	16,575 SF	
		APN: P44-095-0-0026-00 Document #: 202600005745 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3816 Subdivision: WOODVIEW ESTATES Abbreviated Description: Lot:3816 Subdivision:WOODVIEW ESTATES City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
5	3.01Mi.	**CO RD 1754 , OH 44805-9402**	10/14/2026	$275,000			//		588,713 SF	
		APN: O40-006-0-0007-39 Document #: 202600005735 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: City/Muni/Twp:VERMILLION City/Muni/Twp: VERMILLION								
6	3.04Mi.	**872 AVALON DR ASHLAND, OH 44805-3600**	10/21/2026	$160,000	$136	1177	4/2/2	1992	SF	
		APN: P44-079-0-0044-00 Document #: 202600005925 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: AVALON DRIVE CONDOMINIUMS Legal Unit: C MapRef: VOL 576 PG 149-183 Abbreviated Description: Subdivision:AVALON DRIVE CONDOMINIUMS Legal Unit:C Map Ref:VOL 576 PG 149-183Abbreviated Description:BUILDING 2 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
7	3.27Mi.	**1028 COUNTY ROAD 1754 ASHLAND, OH 44805-9239**	10/09/2026	$430,000	$379	1134	6/3/1	1965	129,591 SF	
		APN: O40-006-0-0003-01 Document #: 202600005650 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S06T21R16 Abbreviated Description: Sec/Twnship/Range:NE4 S06T21R16								
8	3.33Mi.	**678 KATHERINE AVE ASHLAND, OH 44805-3649**	10/16/2026	$90,000	$104	864	4/2/1	1972	SF	
		APN: P44-061-0-0112-13 Document #: 202600005825 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: KATHERINE AVENUE CONDOMINIUMS Legal Unit: 678 MapRef: VOL 534 PG 338-392 Abbreviated Description: Subdivision:KATHERINE AVENUE CONDOMINIUMS Legal Unit:678 Map Ref:VOL 534 PG 338-392Abbreviated Description:BUILDING 4 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
9	3.38Mi.	**929 LAUREL AVE ASHLAND, OH 44805-2935**	10/13/2026	$270,000	$174	1552	6/4/3	1966	17,999 SF	
		APN: P44-052-0-0028-00 Document #: 202600005722 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3064 Block: 1 Subdivision: BROADVIEW ACRES DEVELOPMENT MapRef: MB 9 PG 11 Abbreviated Description: Lot:3064 Block:1 Subdivision:BROADVIEW ACRES DEVELOPMENT Map Ref:MB 9 PG 11City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
10	3.51Mi.	**971 TOWNSHIP ROAD 1514 ASHLAND, OH 44805-9412**	10/20/2026	$408,000	$180	2264	8/4/2	2011	30,013 SF	A
		APN: I25-029-0-0029-10 Document #: 202600005871 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SOUTHWOODS ESTATES SUBDIVISION MapRef: CAB 1 PG 366 Abbreviated Description: Lot:10 Subdivision:SOUTHWOODS ESTATES SUBDIVISION Map Ref:CAB 1 PG 366City/Muni/Twp:MONTGOMERY City/Muni/Twp: MONTGOMERY

11	4.02Mi.	**12 EVERGREEN CT** **ASHLAND, OH 44805-2019**	10/05/2026	$78,116	$78	999	6/3/1	1914	6,900 SF

APN: P43-044-0-0075-00 Document #: 202600005541
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1022 MapRef: VOL 359 PG 737 Abbreviated Description: Lot:1022 Map Ref:VOL 359 PG 737City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

12	4.06Mi.	**772 ELLIS AVE** **ASHLAND, OH 44805-1519**	10/19/2026	$190,000	$174	1092	5/3/1	1951	8,586 SF

APN: P43-008-0-0042-00 Document #: 202600005844
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S07T22R16 Abbreviated Description: Sec/Twnship/Range:SW4 S07T22R16 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

13	4.17Mi.	**847 CENTER ST** **ASHLAND, OH 44805-4005**	10/20/2026	$350,000	$138	2539	8/5/2	1903	24,002 SF

APN: P44-035-0-0003-00 Document #: 202600005869
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3427 Subdivision: SOUTH ASHLAND MapRef: VOL 438 PG 875 Abbreviated Description: Lot:3427 Subdivision:SOUTH ASHLAND Map Ref:VOL 438 PG 875City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

14	4.33Mi.	**442 FORESTDALE RD** **ASHLAND, OH 44805-4125**	10/13/2026	$250,000	$260	960	5/3/1	1955	7,261 SF

APN: P44-034-0-0159-00 Document #: 202600005725
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1454 Subdivision: FOREST PARK ADDITION MapRef: MB 7 PG 56 Abbreviated Description: Lot:1454 Subdivision:FOREST PARK ADDITION Map Ref:MB 7 PG 56City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

15	4.45Mi.	**1047 ARCH ST** **ASHLAND, OH 44805-1616**	10/15/2026	$82,000	$85	960	6/3/1	1901	3,223 SF

APN: P43-010-0-0002-00 Document #: 202600005775
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1851 Abbreviated Description: Lot:1851 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

16	4.48Mi.	**217 W 11TH ST** **ASHLAND, OH 44805-1746**	10/08/2026	$94,500	$67	1416	7/3/1	1901	4,761 SF

APN: P43-010-0-0028-00 Document #: 202600005639
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 774 Subdivision: NORTH ASHLAND Abbreviated Description: Lot:774 Subdivision:NORTH ASHLAND City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

17	4.51Mi.	**807 HILLCREST DR** **ASHLAND, OH 44805-4249**	10/05/2026	$380,000	$165	2306	7/3/2	1962	16,000 SF

APN: P44-033-0-0076-00 Document #: 202600005525
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2479 Subdivision: LURAY HEIGHTS ADDITION TO SOUTH ASHLAND MapRef: VOL 7 PG 56 Abbreviated Description: Lot:2479 Subdivision:LURAY HEIGHTS ADDITION TO SOUTH ASHLAND Map Ref:VOL 7 PG 56City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

18	4.55Mi.	**1210 COTTAGE ST** **ASHLAND, OH 44805-1766**	10/13/2026	$160,000	$102	1564	8/4/1	1901	11,901 SF

APN: P43-010-0-0064-00 Document #: 202600005726
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 512 Abbreviated Description: Lot:512 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

19	4.67Mi.	**863 DUFF DR** **ASHLAND, OH 44805-4206**	10/14/2026	$275,000	$234	1174	5/3/2	1956	16,000 SF

APN: P44-033-0-0026-00 Document #: 202600005766
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2437 Subdivision: LURAY HEIGHTS ADDITION MapRef: VOL 7 PG 56 Abbreviated Description: Lot:2437 Subdivision:LURAY HEIGHTS ADDITION Map Ref:VOL 7 PG 56City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

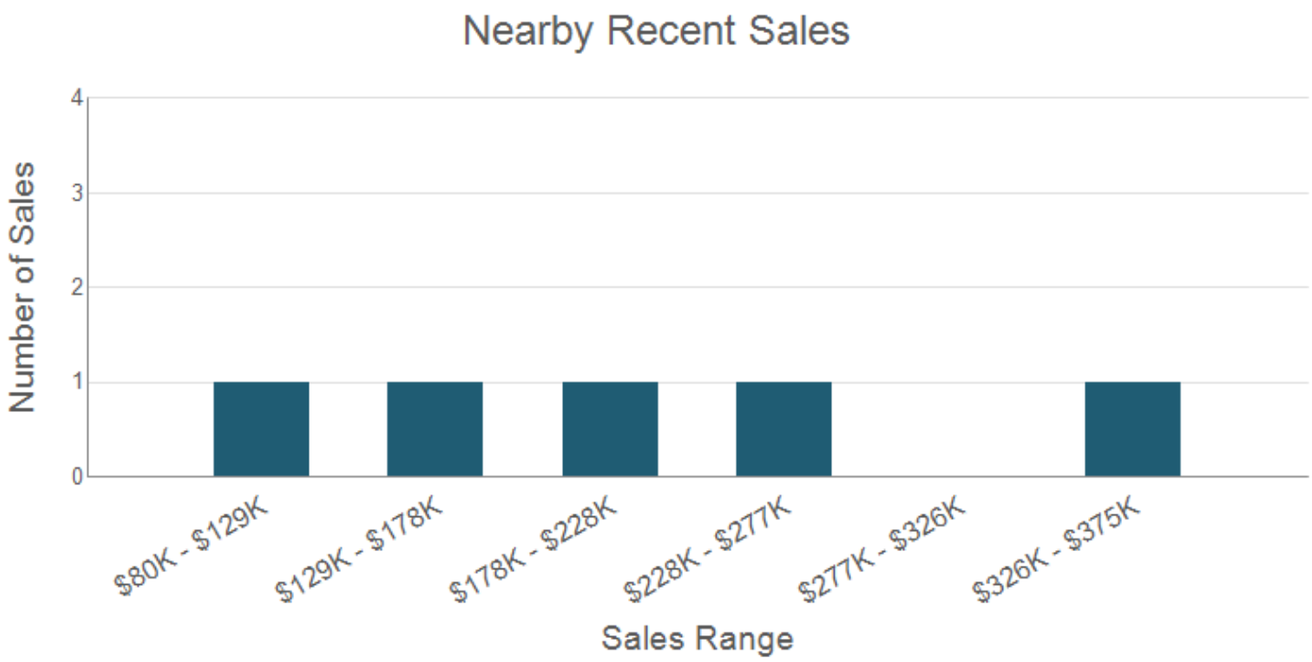
20	4.7Mi.	**1019 OAK ST** **ASHLAND, OH 44805-1718**	10/26/2026	$170,000	$161	1055	5/2/1	1950	7,841 SF

APN: P43-015-0-0117-00 Document #: 202600005979
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 927 Abbreviated Description: Lot:927 City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND

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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.	**1334 US HIGHWAY 42**	**03/03/2022**	$161,720	$56,600	2,149	8/4/1	1901	1 SF	G
.04Mi.	**1333 US HIGHWAY 42**	**10/18/2018**	$145,440	$50,900	1,160	6/2/1	1955	2 SF	
.07Mi.	**1337 US HIGHWAY 42**	**05/06/2025**	$200,480	$70,170	1,080	5/3/1	1953	2 SF	
.09Mi.	**1329 US HIGHWAY 42**	**09/01/1992**	$220,180	$77,060	1,923	7/3/2	1932	3 SF	
.09Mi.	**1339 US HIGHWAY 42**	**01/01/1990**	$207,870	$72,760	1,809	6/3/1	1956	1 SF	G
.1Mi.	**1342 US HIGHWAY 42**	**11/03/2022**	$150,950	$52,840	1,915	7/3/1	1931	40,511 SF	
.11Mi.	**1326 US HIGHWAY 42**	**06/22/2021**	$161,020	$56,360	1,736	7/3/1	1900	3 SF	
.12Mi.	**1623-A TWP RD 1323**	**12/22/2021**	$205,870	$72,050	1,960	6/3/2	1955	1 SF	
.13Mi.	**1613 TOWNSHIP ROAD 1323**	**11/06/2009**	$166,080	$58,130	1,232	8/4/1	1966	1 SF	
.16Mi.	**1623 TWP RD 1323**	**07/09/2021**	$153,260	$53,640	1,340	6/3/1	1956	22,216 SF	
.19Mi.	**1625 TWP RD 1323**	**02/23/2012**	$188,840	$66,090	1,092	5/3/1	1957	1 SF	
.19Mi.	**1351 US HIGHWAY 42**	**08/01/2017**	$147,240	$51,530	1,864	7/3/1	1901	1 SF	
.22Mi.	**1627 TWP RD 1323**	**01/01/1990**	$214,830	$75,190	1,588	6/3/2	1958	1 SF	
.27Mi.	**1631 TWP RD 1323**	**02/22/2013**	$197,430	$69,100	1,422	6/3/2	1958	2 SF	
.28Mi.	**1637 TWP RD 1323**	**03/18/2019**	$190,570	$66,700	2,192	6/3/1	1959	1 SF	
.3Mi.	**1647 TWP RD 1323**	**02/26/2019**	$197,080	$68,980	1,916	7/3/2	1967	2 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.4 years old	Households:	12,743
Median Household Income:	$64,173	Households w/Family:	59%
Household Income Per Capita:	$31,539	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Ashland City School District	Students:	3,007
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.30Mi.	**Edison Elementary School** Number of Students: 411 Student-Teacher Ratio: 19.41	B	Public	KG - 3
3.21Mi.	**Ashland Middle School** Number of Students: 694 Student-Teacher Ratio: 15.79	B	Public	6 - 8

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3.32Mi. **Ashland High School** Number of Students: 910 Student-Teacher Ratio: 17.61 Advanced Placement: Yes		B	Public	9 - 12
3.26Mi. **Taft Intermediate School** Number of Students: 460 Student-Teacher Ratio: 24.93		A	Public	4 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	121%	HIGHER
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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