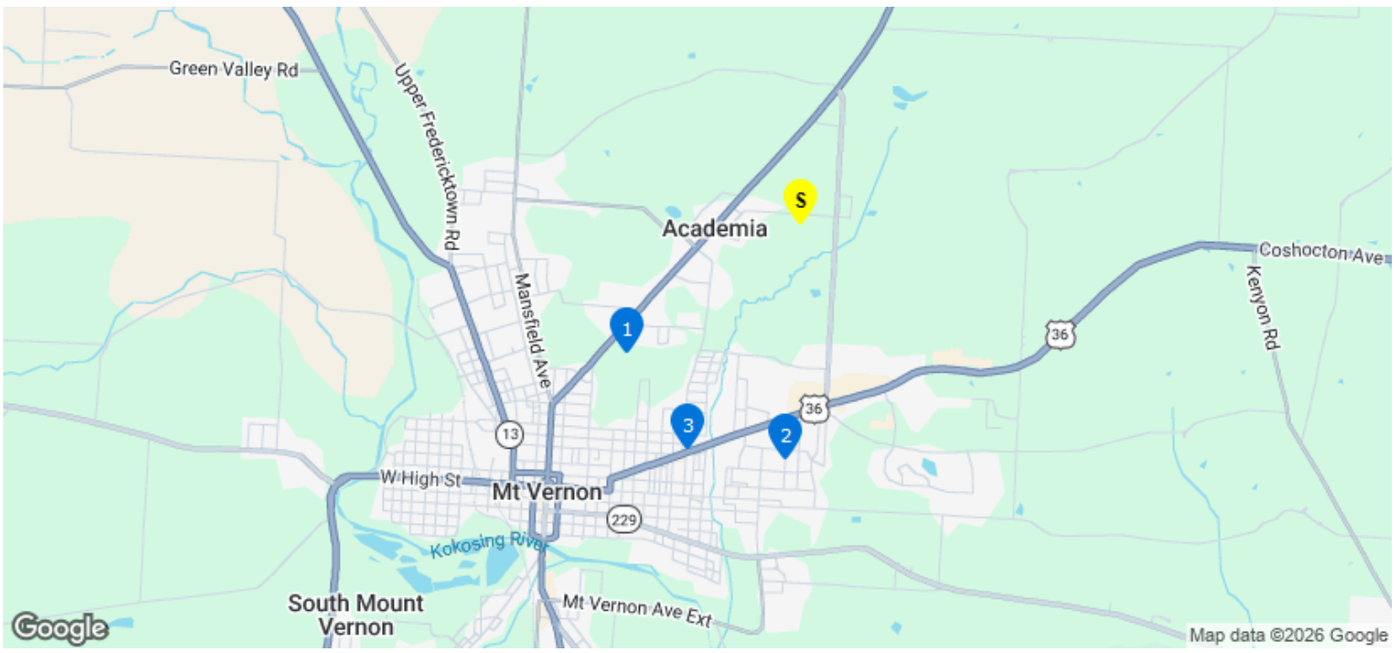
ICE SiteX Report

OrderID: 98768712

SiteX Property Information Report



Subject Property Location

155 AVALON RD, MOUNT VERNON, OH 43050-1405

County:	**KNOX OH**	Census Tract:	0072.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	49-01289.005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$425,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$386,750 - $463,250	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$15,540	Market Land Value:	$44,400	Tax Year:	2025
Assd Improvement:	$71,990	Market Improvment Value:	$205,680	Total Taxable Value:	$1,685
Total Assessed Value:	$87,530	Total Assessor Market Value:	$250,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Section: 16 District: 49

Abbreviated Description:	12 7 3 PT S PT NE SEC 16 1.346A
City/Muni/Twp:	MONROE TWP-MOUNT VERNON

Property Characteristics

Lot Size:	1.346 AC	Bedrooms:	3	Pool:	
Building Area:	1848 SF	Baths:	2	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	S/L+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/15/2026	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	202600004546 BK-PG 2133-740	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/06/2025		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	01/25/2022	Sales Price:	N/A
Document #:	20220-00000724 BK-PG 1741-621	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/10/2022	Loan Amount:	N/A
Document #:	220-00000326 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	01/07/2022		
TD Due Date:		Type Finance:	

Legal Description:
Lot: MP
City/Muni/Twp: MOUNT VERNON

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Prior Transfer

Recording Date:	01/10/2022	Sales Price:	$289,820
Document #:	20220-00000325 BK-PG 1901-880	Type of Sale:	Arms-Length Transfer
Contract Date:	01/07/2022		
Document Type:	Deed		

Legal Description:
Lot: MP
City/Muni/Twp: MOUNT VERNON

Prior Transfer

Recording Date:	10/10/2019	Sales Price:	N/A
Document #:	20190-00007678 BK-PG 1328-954	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/20/2019	Loan Amount:	N/A
Document #:	20190-00007128 BK-PG 1741-621	Loan Type:	Non Purchase Money Loan
Contract Date:	09/13/2019		
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: MOUNT VERNON

Prior Transfer

Recording Date:	06/28/2016	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2016-00004932 BK-PG 1568-734	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/14/2016		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S12T07R12
City/Muni/Twp: MONROE

Mortgage Record

Recording Date:	06/01/2012	Loan Amount:	N/A
Document #:	2012-00004388 BK-PG 1340-960	Loan Type:	Unknown Loan Type
Contract Date:	03/16/2012		
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S16T03T07QR12

Prior Transfer

Recording Date:	04/16/2012	Sales Price:	$85,000
Document #:	2012-00003007 BK-PG 1309-939	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/20/2012	Loan Amount:	N/A
Document #:	2012-00002191 BK-PG 1328-954	Loan Type:	Conventional
Contract Date:	03/16/2012		
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Subdivision: UNITED STATES MILITARY LANDS Map Ref: 0 Sec/Twnship/Range: S16T07Q3R12
City/Muni/Twp: MONROE

Prior Transfer

Recording Date:	03/20/2012	Sales Price:	$93,750 Multiple Parcels Involved in this transaction
Document #:	2012-00002190 BK-PG 1328-951	Type of Sale:	Arms-Length Transfer
Contract Date:	03/16/2012		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4 S16T07Q3R12
City/Muni/Twp: MONROE

Mortgage Record

Recording Date:	11/18/2011	Loan Amount:	N/A
Document #:	2011-00009086 BK-PG 1309-939	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	11/16/2011		
TD Due Date:	11/16/2031	Type Finance:	VAR

Legal Description:
Subdivision: THE KLINE SUBDIVISION Map Ref: 0
City/Muni/Twp: MOUNT VERNON

Prior Transfer

Recording Date:	11/18/2011	Sales Price:	$56,250 Multiple Parcels Involved in this transaction
Document #:	2011-00009085 BK-PG 1309-934	Type of Sale:	Lender Sold
Contract Date:	10/19/2011		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4 S16T07Q3R12
City/Muni/Twp: MONROE

ICE SiteX Report

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Prior Transfer

Recording Date:	04/05/2011	Sales Price:	$90,667 Multiple Parcels Involved in this transaction
Document #:	2011-00002628 BK-PG 1276-710	Type of Sale:	Lender Owned
Contract Date:	03/31/2011		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S16T07Q3R12
City/Muni/Twp: MONROE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

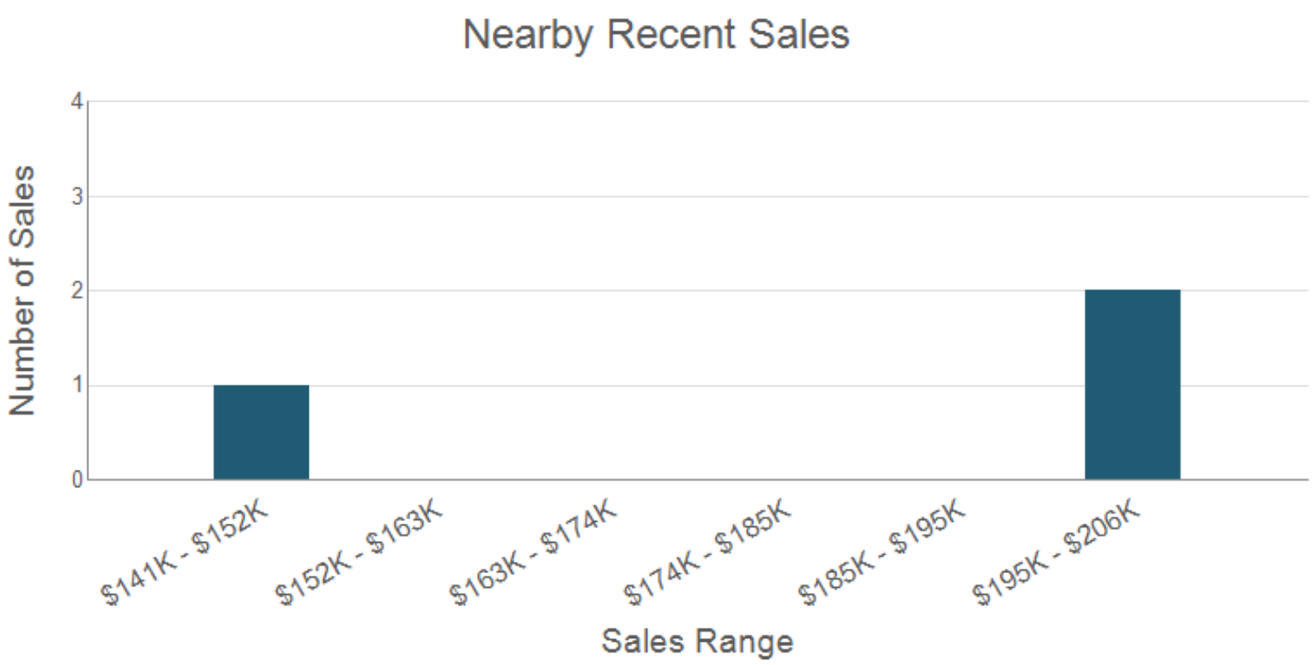
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.08Mi.	**809 COSHOCTON AVE** **MOUNT VERNON, OH 43050-1900**	04/30/2026	$53,250	$47	1125	//	1985	43,560 SF	
		APN: 66-05829.003 Document #: 202600003168 Document Type: Warranty Deed Price Code: A Land Use: Hospital - PRIVATE Legal:								
2	1.15Mi.	**309 WOOSTER RD** **MOUNT VERNON, OH 43050-1700**	01/13/2026	$200,000	$172	1160	5/2/1	1951	4,922 SF	
		APN: 66-07860.000 Document #: 202600000260 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
3	1.41Mi.	**200 MANSFIELD AVE** **MOUNT VERNON, OH 43050-1116**	12/03/2025	$1,020	$1	1712	7/4/2	1900	50,704 SF	
		APN: 66-09852.000 Document #: 202500008661 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOUNT VERNON City/Muni/Twp: MOUNT VERNON								
4	1.68Mi.	**404 E CHESTNUT ST** **MOUNT VERNON, OH 43050-2713**	06/04/2025	$1,751,250	$863	2030	8/3/2	1900	8,712 SF	
		APN: 66-00661.000 Document #: 202500003764 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
5	1.71Mi.	**501 OAK ST** **MOUNT VERNON, OH 43050-3636**	08/12/2025	$100,000	$89	1123	6/3/2	1935	3,615 SF	
		APN: 66-03713.000 Document #: 202500005566 Document Type: Executor's Deed Price Code: Land Use: Single Family Residential Legal:								
6	1.77Mi.	**206 S ROGERS ST** **MOUNT VERNON, OH 43050-3645**	04/30/2026	$75,000	$43	1764	6/3/1	1940	8,233 SF	
		APN: 66-06609.000 Document #: 202600003174 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
7	1.77Mi.	**503 E VINE ST** **MOUNT VERNON, OH 43050-3601**	06/03/2025	$142,500	$102	1400	5/3/2	1918	5,837 SF	
		APN: 66-04374.000 Document #: 202500003742 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
8	1.9Mi.	**603 E OHIO AVE** **MOUNT VERNON, OH 43050-3710**	06/04/2025	$63,750	$57	1110	5/3/1	1910	2,483 SF	
		APN: 66-05326.000 Document #: 202500003769 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
9	1.94Mi.	**12567 UPPER FREDERICKTOWN RD** **MOUNT VERNON, OH 43050-8740**	12/03/2025	$1,200	$1	1926	7/3/2	2006	44,083 SF	
		APN: 54-00629.000 Document #: 202500008676 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
10	1.99Mi.	**10 E VINE ST** **MOUNT VERNON, OH 43050-3243**	06/03/2025	$101,250	$33	3060	//	1876	1,481 SF	
		APN: 66-06370.000 Document #: 202500003752 Document Type: Warranty Deed Price Code: Land Use: County Owned (Exempt) Legal:								
11	2.55Mi.	**12 MADISON AVE** **MOUNT VERNON, OH 43050-4018**	06/03/2025	$112,500	$91	1232	5//	2024	9,235 SF	
		APN: 12-01631.000 Document #: 202500003731 Document Type: Warranty Deed Price Code: Land Use: Hospital - PRIVATE Legal:								
12	2.98Mi.	**1676 OLD DELAWARE RD** **MOUNT VERNON, OH 43050-9673**	08/05/2026	$305,000	$144	2112	8/4/1	1910	52,969 SF	
		APN: 12-01752.000 Document #: 202600006141 Document Type: Fiduciary Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
13	3.01Mi.	**13 PARROTT ST** **MOUNT VERNON, OH 43050-4519**	02/24/2026	$2,700	$4	768	4/2/1	1960	6,229 SF	

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	APN: 66-04929.000 Document #: 202600001273 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOUNT VERNON City/Muni/Twp: MOUNT VERNON								
14	3.99Mi.	**213 KOKOSING DR** **GAMBIER, OH 43022-7703**	12/04/2025	$1,170	$1	1885	9/4/4	1961	24,699 SF
	APN: 14-00185.000 Document #: 202500008736 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
15	4.93Mi.	**11085 NEW DELAWARE RD** **MOUNT VERNON, OH 43050-9144**	12/03/2025	$1,290	$1	1963	7/4/2	1989	129,809 SF
	APN: 12-02108.000 Document #: 202500008688 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
16	5.24Mi.	**77 BALDWIN CT** **HOWARD, OH 43028-9582**	06/03/2025	$14,550			//		10,280 SF
	APN: 22-00401.000 Document #: 202500003747 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal:								
17	5.65Mi.	**140 JONATHON DR** **HOWARD, OH 43028-9585**	10/08/2026	$255,000	$245	1040	4/3/2	1993	10,324 SF
	APN: 22-00161.000 Document #: 202600008036 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD								
18	5.73Mi.	**172 JONATHON DR** **HOWARD, OH 43028-9585**	06/03/2025	$198,000	$200	988	5/2/2	1988	11,195 SF
	APN: 22-00153.000 Document #: 202500003741 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
19	5.78Mi.	**10160 NEW DELAWARE RD** **MOUNT VERNON, OH 43050-8556**	06/03/2025	$318,750	$175	1824	6/3/2	1998	87,164 SF
	APN: 40-00532.006 Document #: 202500003749 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOUNT VERNON City/Muni/Twp: MOUNT VERNON								
20	6.37Mi.	**142 N MAIN ST** **FREDERICKTOWN, OH 43019-1110**	06/03/2025	$187,500	$23	8100	//	1914	2,788 SF
	APN: 65-00640.000 Document #: 202500003735 Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal:								

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.

ICE SiteX Report

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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.	**155 AVALON RD**	**01/10/2022**	$250,080	$87,530	1,848	8/3/2	1989	1 SF	
.04Mi.	**133 AVALON RD**	**07/14/2022**	$190,940	$66,830	1,760	11/5/2	1900	1 SF	
.05Mi.	**1035 AVALON RD**	**11/15/2021**	$239,350	$83,770	1,406	5/3/2	1991	2 SF	
.07Mi.	**144 AVALON RD**	**07/20/2023**	$117,790	$41,230	1,312	7/3/2	1925	31,233 SF	
.08Mi.	**129 AVALON RD**	**11/09/2022**	$195,040	$68,270	1,545	5/3/2	1900	1 SF	
.08Mi.	**138 AVALON RD**	**11/30/2020**	$250,950	$87,830	1,994	8/2/1	1915	6 SF	
.1Mi.	**1295 VERNONVIEW DR**	**07/02/2015**	$379,480	$132,820	2,322	/3/2	2002	7 SF	
.11Mi.	**130 AVALON RD**	**10/01/2018**	$321,770	$112,620	2,172	7/4/2	1989	6 SF	
.11Mi.	**1045 AVALON RD**	**07/17/2002**	$240,130	$84,040	1,256	5/2/2	1990	2 SF	
.11Mi.	**123 AVALON RD**	**07/26/2006**	$354,670	$124,140	1,792	4/3/2	2006	1 SF	
.13Mi.	**588 WOOSTER RD**	**11/24/2020**	$224,420	$78,550	1,344	5/3/1	1979	4 SF	
.14Mi.	**111 AVALON RD**	**05/31/2023**	$305,000	$106,760	1,700	8/4/2	1910	35,676 SF	
.16Mi.	**114 AVALON RD**	**01/13/2020**	$150,290	$52,610	1,707	11/3/2	1953	1 SF	
.16Mi.	**540 WOOSTER RD**	**09/10/2019**	$189,770	$66,420	1,080	6/4/2	1968	20,038 SF	
.19Mi.	**600 WOOSTER RD**	**10/20/2016**	$237,340	$83,070	1,596	5/3/2	1955	1 SF	
.19Mi.	**538 WOOSTER RD**	**07/22/2002**	$183,060	$64,070	1,879	7/4/2	1927	27,835 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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