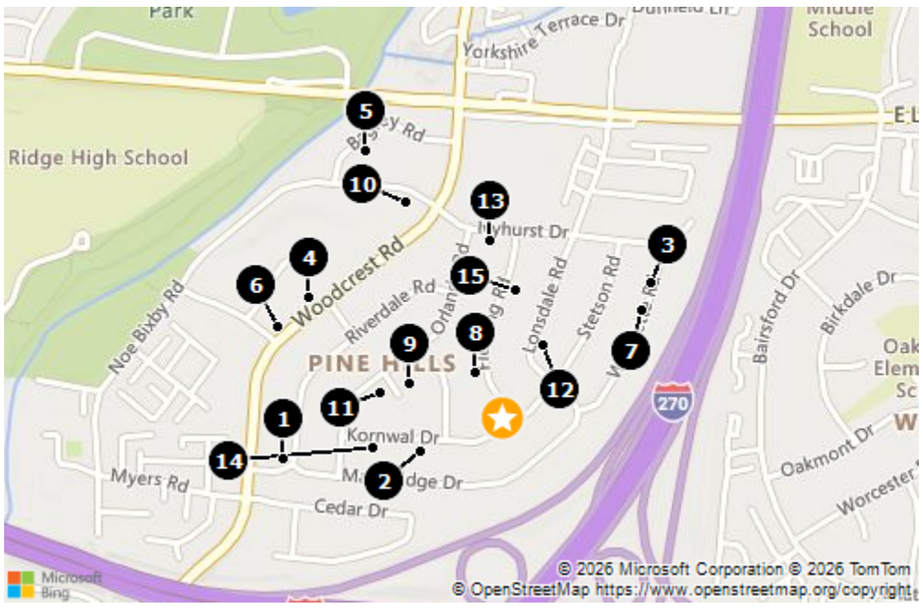
ICE SiteX Report

OrderID: 97688012

SiteX Property Information Report



Subject Property Location

1929 FLEMING RD, COLUMBUS, OH 43232-6800

County:	**FRANKLIN OH**	Census Tract:	390490093.121003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	010-127762	Thomas Bros Pg-Grid:	

Valuation

Value:	**$214,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$194,740 - $233,260	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	10
Assd Land Value:	$14,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$38,675	Market Improvment Value:	$110,500	Total Taxable Value:	$2,372
Total Assessed Value:	$52,675	Total Assessor Market Value:	$150,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 406 Subdivision: PINE HILLS
Abbreviated Description: KORNWAL DR PINE HILLS LOT 406
City/Muni/Twp: COLUMBUS CITY

Property Characteristics

Lot Size:	8,735 SF	Bedrooms:	3	Pool:	
Building Area:	909 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/20/2024	Loan Amount:	N/A
Document #:	202409200098495 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 406 Subdivision: PINE HILL SUBDIVISION
City/Muni/Twp: COLUMBUS

Mortgage Record

Recording Date:	07/05/2023	Loan Amount:	N/A
Document #:	202307050066062 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 406 Subdivision: PINE HILLS SUBDIVISION
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	01/27/2023	Sales Price:	N/A
Document #:	202301270008796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	08/11/2021	Sales Price:	$11,755
Document #:	202108110141567 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/09/2021	Sales Price:	$81,000
Document #:	202108090139695 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	$169,900
Document #:	202108050138874 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/20/2021		
Document Type:			

Legal Description:
Lot: 406 Subdivision: PINE HILL SUBDIVISION Map Ref: MB 33 PG 32
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	$169,900
Document #:	16438 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 406 Subdivision: PINE HILLS
Abbreviated Description: KORNWAL DR PINE HILLS LOT 406
City/Muni/Twp: COLUMBUS CITY

Mortgage Record

Recording Date:	03/24/2006	Loan Amount:	N/A
Document #:	200603240054916 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/11/2026	Type Finance:	

Legal Description:
Lot: 406 Subdivision: PINE HILL SUBDIVISION
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	07/02/2004	Sales Price:	$81,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2004	Loan Amount:	N/A
Document #:	200407020154249 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2034	Type Finance:	

Legal Description:
Lot: 406 Subdivision: PINE HILL SUBDIVISION
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	07/02/2004	Sales Price:	$81,000
Document #:	200407020154194 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/22/2004		
Document Type:			

Legal Description:
Lot: 406 Subdivision: PINE HILL SUBDIVISION Map Ref: MB33 PG32
City/Muni/Twp: COLUMBUS

Area Sales Analysis

Total Area Sales	$2,986,497	Median # of Bedrooms	3
Median Lot Size	7,853 SF	Median # of Baths	1
Median Living Area	1,082 SF	Median Year Built	1961
Price Range - 2 Yrs	$97,000 to $259,900	Age Range	62 years to 66 years
Median Value	$205,897	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1945 RIVERDALE RD** **COLUMBUS, OH 43232-2754**	05/14/2026	$190,000	$191	990	5/3/1	1960	7,239 SF	
		APN: 010-127571 Document #: 202605140056615 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 212 Subdivision: PINE HILLS MapRef: MB 33 PG 32 Abbreviated Description: Lot:212 Subdivision:PINE HILLS Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
2	.11Mi.	**5207 KORNWAL DR** **COLUMBUS, OH 43232-2815**	04/16/2026	$255,000	$166	1530	7/4/1	1961	7,181 SF	
		APN: 010-127754 Document #: 202604160043807 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 396 Subdivision: PINE HILLS MapRef: MB 33 PG 32-37 Abbreviated Description: Lot:396 Subdivision:PINE HILLS Map Ref:MB 33 PG 32-37City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
3	.25Mi.	**1835 WOODETTE RD** **COLUMBUS, OH 43232-2839**	03/02/2026	$208,000	$228	909	5/3/1	1961	7,723 SF	
		APN: 010-127719 Document #: 202603020023114								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 361 Subdivision: PINE HILLS MapRef: MB 33 PG 32 Abbreviated Description: Lot:361 Subdivision:PINE HILLS Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

4	.28Mi.	**1815 WOODCREST RD** **COLUMBUS, OH 43232-2760**	02/26/2026	$232,000	$165	1404	7/3/1	1962	9,362 SF

APN: 010-127525 Document #: 202602260022121
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 165 Subdivision: PINE HILLS SUBDIVISION MapRef: MB NO PG 32 Abbreviated Description: Lot:165 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB NO PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

5	.37Mi.	**5201 BAGLEY RD** **COLUMBUS, OH 43232-2722**	01/12/2026	$137,000	$120	1140	5/3/1	1964	7,819 SF

APN: 010-130987 Document #: 202601120004544
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 543 Subdivision: PINE HILLS NUMBER 2 MapRef: MB 32 PG 34&35 Abbreviated Description: Lot:543 Subdivision:PINE HILLS NUMBER 2 Map Ref:MB 32 PG 34&35City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

6	.3Mi.	**1831 WOODCREST RD** **COLUMBUS, OH 43232-2760**	01/09/2026	$125,000	$106	1176	6/3/1	1963	8,621 SF

APN: 010-127521 Document #: 202601090004192
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32-37 Abbreviated Description: Lot:161 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32-37City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

7	.22Mi.	**1859 WOODETTE RD** **COLUMBUS, OH 43232-2839**	12/22/2025	$191,500	$210	909	5/3/1	1961	8,204 SF

APN: 010-127716 Document #: 202512220146598
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 358 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32-37 Abbreviated Description: Lot:358 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32-37City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

8	.07Mi.	**1891 FLEMING RD** **COLUMBUS, OH 43232-2805**	12/22/2025	$97,000	$99	972	6/3/1	1961	8,128 SF

APN: 010-127803 Document #: 202512220146728
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 447 Subdivision: PINE HILLS MapRef: MB 33 PG 32 Abbreviated Description: Lot:447 Subdivision:PINE HILLS Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

9	.12Mi.	**5194 ORLANDO CT** **COLUMBUS, OH 43232-2734**	12/18/2025	$205,897	$202	1015	5/3/1	1961	7,853 SF

APN: 010-127667 Document #: 202512180145840
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 309 Subdivision: PINE HILLS MapRef: MB 33 PG 32 Abbreviated Description: Lot:309 Subdivision:PINE HILLS Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

10	.29Mi.	**5227 IVYHURST DR** **COLUMBUS, OH 43232-2720**	11/05/2025	$206,300	$183	1126	5/3/1	1962	8,118 SF

APN: 010-127470 Document #: 202511050125993
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: PINE HILLS MapRef: MB 33 PG 32-37 Abbreviated Description: Lot:110 Subdivision:PINE HILLS Map Ref:MB 33 PG 32-37City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

11	.16Mi.	**1894 ORLANDO RD** **COLUMBUS, OH 43232-2742**	11/05/2025	$238,000	$234	1015	5/3/1	1961	9,640 SF

APN: 010-127673 Document #: 202511050125539
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 315 Subdivision: PINE HILLS MapRef: MB 33 PG 32-37 Abbreviated Description: Lot:315 Subdivision:PINE HILLS Map Ref:MB 33 PG 32-37City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

12	.11Mi.	**1876 LONSDALE RD** **COLUMBUS, OH 43232-2832**	10/27/2025	$204,900	$225	909	5/3/1	1961	7,365 SF

APN: 010-127847 Document #: 202510270121626
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 491 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32 Abbreviated Description: Lot:491 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

13	.22Mi.	**5297 IVYHURST DR** **COLUMBUS, OH 43232-2807**	10/21/2025	$246,000	$227	1082	5/3/1	1961	7,473 SF

APN: 010-127788 Document #: 202510210118935
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 432 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32 Abbreviated Description: Lot:432 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

14	.17Mi.	**5167 KORNWAL DR** **COLUMBUS, OH 43232-2815**	10/03/2025	$190,000	$175	1082	6/3/1	1961	6,938 SF

APN: 010-127759 Document #: 202510030112349
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 401 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32 Abbreviated Description: Lot:401 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

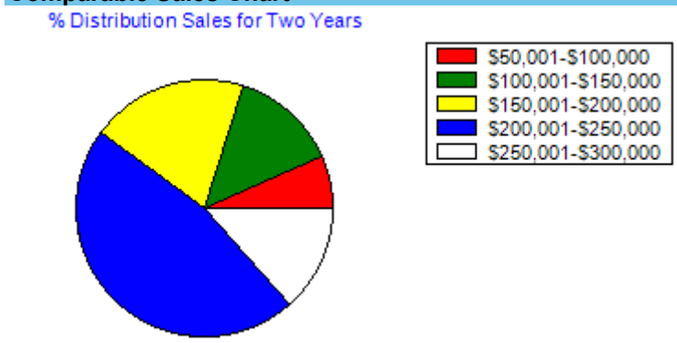
15	.16Mi.	**1826 FLEMING RD** **COLUMBUS, OH 43232-2804**	09/24/2025	$259,900	$213	1217	5/3/1	1961	8,500 SF

APN: 010-127823 Document #: 202509240108239
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 467 Subdivision: PINE HILLS SUBDIVISION MapRef: MB 33 PG 32 Abbreviated Description: Lot:467 Subdivision:PINE HILLS SUBDIVISION Map Ref:MB 33 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

ICE SiteX Report

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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.	**1929 FLEMING RD**	**08/05/2021**	$150,500	$52,675	909	5/3/1	1961	8,735 SF	
.01Mi.	**5274 KORNWAL DR**	**09/19/1996**	$157,400	$55,090	1,257	9/3/1	1961	8,044 SF	
.02Mi.	**1923 FLEMING RD**	**07/25/1978**	$104,300	$36,505	972	5/3/1	1961	9,527 SF	
.02Mi.	**1930 FLEMING RD**	**09/08/2023**	$152,200	$53,270	909	6/3/1	1963	8,714 SF	
.02Mi.	**5266 KORNWAL DR**	**05/15/2001**	$149,900	$52,465	925	6/3/1	1961	7,781 SF	
.03Mi.	**1915 FLEMING RD**	**08/13/2021**	$143,500	$50,225	972	5/3/1	1961	9,040 SF	
.03Mi.	**5287 KORNWAL DR**	**12/18/2013**	$116,100	$40,635	925	6/3/1	1961	8,091 SF	
.03Mi.	**1914 FLEMING RD**	**01/18/2005**	$149,300	$52,255	986	5/3/1	1961	7,711 SF	
.03Mi.	**5295 KORNWAL DR**	**10/08/2010**	$149,300	$52,255	900	5/3/1	1961	7,738 SF	
.04Mi.	**5258 KORNWAL DR**	**09/13/2023**	$177,900	$62,265	1,530	8/4/1	1961	7,665 SF	
.04Mi.	**5306 KORNWAL DR**	**06/01/2015**	$139,800	$48,930	909	5/3/1	1961	8,086 SF	
.04Mi.	**5279 KORNWAL DR**	**05/25/2021**	$153,100	$53,585	909	5/3/1	1961	8,482 SF	
.04Mi.	**5303 KORNWAL DR**	**09/23/2021**	$105,000	$36,750	925	6/3/1	1960	7,714 SF	
.04Mi.	**5271 KORNWAL DR**	**12/08/2011**	$133,200	$46,620	925	7/3/1	1961	8,414 SF	
.04Mi.	**1906 FLEMING RD**	**01/10/2005**	$144,000	$50,400	986	5/3/1	1961	7,858 SF	
.04Mi.	**1907 FLEMING RD**	**09/07/2005**	$108,700	$38,045	972	5/3/1	1961	8,296 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	35.7 years old	Households:	19,609
Median Household Income:	$56,301	Households w/Family:	58%
Household Income Per Capita:	$29,572	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Columbus City School District	Students:	46,515
Number of Schools:	116	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.34Mi.	**Woodcrest Elementary School** Number of Students: 286 Student-Teacher Ratio: 17.88	C+	Public	PK - 5
0.81Mi.	**Walnut Ridge High School** Number of Students: 775 Student-Teacher Ratio: 17.22 Advanced Placement: Yes	D	Public	9 - 12
1.15Mi.	**Sherwood Middle School** Number of Students: 498 Student-Teacher Ratio: 15.56	C-	Public	6 - 8

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Flood Report

The Subject Property of **1929 FLEMING RD, COLUMBUS, OH 43232-6800** 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	122%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	118%	HIGHER
OVERALL	118%	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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