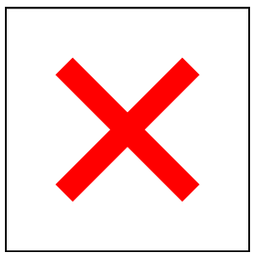
ICE SiteX Report

OrderID: 94009280

SiteX Property Information Report



Subject Property Location

194 W MAIN ST, SHELBY, OH 44875-1451

County:	**RICHLAND OH**	Census Tract:	391390025.003011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	046-08-102-18-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$153,000**	FSD:	11
Value Range:	$136,170 - $169,830	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	04608
Assd Land Value:	$4,110	Market Land Value:	$11,740	Tax Year:	2024
Assd Improvement:	$31,720	Market Improvment Value:	$90,640	Total Taxable Value:	$1,369
Total Assessed Value:	$35,830	Total Assessor Market Value:	$102,380	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 3020 Map Ref: MAP 2407 6

Abbreviated Description:	957 N PT 50X134 FT
City/Muni/Twp:	SHELBY

Property Characteristics

Lot Size:	6,700 SF	Bedrooms:	2	Pool:	
Building Area:	1516 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	3
Number of Units:	1	Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2023	Sales Price:	$108,989
Document #:	202300012546 BK-PG 2957-186	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$111,000
Document #:	202100017417 BK-PG 2957-184	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/07/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 957
Abbreviated Description: PART OF INL;OT 957
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$111,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
District: 3020 Map Ref: MAP 2407 6
Abbreviated Description: 957 N PT 50X134 FT
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	05/16/2013	Sales Price:	N/A
Document #:	201300006412 BK-PG 2226-0535	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/01/2013		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 957
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	08/14/2006	Sales Price:	$112,500
Document #:	200600013925 BK-PG 1673-0874	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/10/2006		

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Document Type: Warranty Deed
Legal Description:
Lot: 957
Abbreviated Description: NORTH134 FT INLOT957
City/Muni/Twp: SHELBY

Mortgage Record

Recording Date:	03/30/2006	Loan Amount:	N/A
Document #:	200600005133 BK-PG 1628-0426	Loan Type:	Building or Construction Loan
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Lot: 957
Abbreviated Description: NORTH134 FT INLOT957
City/Muni/Twp: SHELBY

Area Sales Analysis

Total Area Sales	$1,682,700	Median # of Bedrooms	3
Median Lot Size	7,501 SF	Median # of Baths	1
Median Living Area	1,306 SF	Median Year Built	1917
Price Range - 2 Yrs	$26,000 to $195,000	Age Range	80 years to 176 years
Median Value	$135,000	Median Age	108 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**24 PLUM AVE** **SHELBY, OH 44875-1111**	02/28/2025	$105,000	$91	1144	5/2/1	1910	7,000 SF	
		APN: 046-08-124-01-000 Document #: 202500001853 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1212 MapRef: VOL 6 PG 21 Abbreviated Description: Lot:1212 Map Ref:VOL 6 PG 21City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
2	.09Mi.	**96 RAYMOND AVE** **SHELBY, OH 44875-1141**	01/15/2025	$139,900	$104	1343	5/3/2	1940	3,402 SF	
		APN: 046-08-064-11-000 Document #: 202500000370 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2367 Abbreviated Description: Lot:2367 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
3	.31Mi.	**61 AUBURN AVE** **SHELBY, OH 44875-1122**	01/03/2025	$92,500	$80	1144	6/3/1	1910	7,000 SF	
		APN: 046-08-004-16-000 Document #: 202500000056 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 917 Abbreviated Description: Lot:917 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
4	.25Mi.	**68 W PARK DR** **SHELBY, OH 44875-1428**	12/31/2024	$194,900	$99	1952	5/2/1	1917	10,001 SF	
		APN: 046-08-127-14-000 Document #: 202400013106 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2407 Abbreviated Description: Lot:2407 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
5	.15Mi.	**220 W MAIN ST** **SHELBY, OH 44875-1449**	11/21/2024	$179,500	$125	1428	5/3/1	1920	7,501 SF	
		APN: 046-08-034-15-000 Document #: 202400011750 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 944 Abbreviated Description: Lot:944 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
6	.35Mi.	**108 W PARK DR** **SHELBY, OH 44875-1466**	11/21/2024	$122,000	$93	1306	6/2/1	1917	10,402 SF	
		APN: 046-08-137-13-000 Document #: 202400011767 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2427 Abbreviated Description: Lot:2427 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
7	.15Mi.	**22 MYERS AVE** **SHELBY, OH 44875-1442**	11/06/2024	$60,000	$63	941	5/3/1	1945	4,622 SF	
		APN: 046-08-058-09-000 Document #: 202400011192 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1259 MapRef: MB 6 PG 23 Abbreviated Description: Lot:1259 Map Ref:MB 6 PG 23City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
8	.27Mi.	**15 W END BLVD** **SHELBY, OH 44875-1425**	10/23/2024	$138,000	$126	1092	5/3/1	1945	8,651 SF	
		APN: 046-08-176-04-000 Document #: 202400010694 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2171 MapRef: VOL 10 PG 7 Abbreviated Description: Lot:2171 Map Ref:VOL 10 PG 7City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
9	.24Mi.	**176 W PARK DR** **SHELBY, OH 44875-1456**	10/01/2024	$115,000	$125	920	5/3/1	1917	10,001 SF	
		APN: 046-08-126-04-000 Document #: 202400009765 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2446 Abbreviated Description: Lot:2446 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
10	.08Mi.	**209 W MAIN ST** **SHELBY, OH 44875-1412**	08/21/2024	$195,000	$100	1932	6/3/1	1900	13,800 SF	
		APN: 046-08-123-09-000 Document #: 202400008162 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1173 MapRef: VOL 164 PG 266 Abbreviated Description: Lot:1173 Map Ref:VOL 164 PG 266City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
11	.42Mi.	**69 MARVIN AVE** **SHELBY, OH 44875-1128**	08/12/2024	$179,900	$96	1862	6/3/2	1925	8,098 SF	
		APN: 046-08-056-07-000 Document #: 202400007760 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1970 Abbreviated Description: Lot:1970 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
12	.09Mi.	**16 STEELE AVE** **SHELBY, OH 44875-1418**	08/07/2024	$135,000	$137	984	7/2/2	1849	7,501 SF	
		APN: 046-08-103-16-000 Document #: 202400007612								

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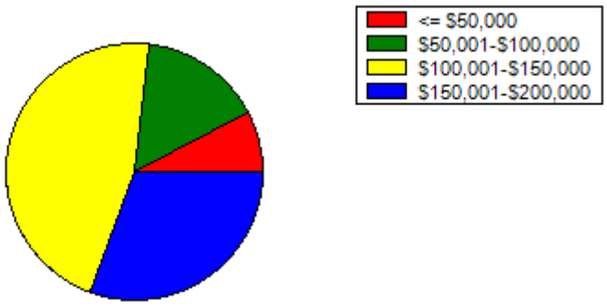
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 990 Abbreviated Description: Lot:990 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY

13	.11Mi.	**214 W MAIN ST** **SHELBY, OH 44875-1450**	07/31/2024	$26,000	$18	1392	6/3/1	1900	7,501 SF	

APN: 046-08-163-10-000 Document #: 202400007305
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 947 Abbreviated Description: Lot:947 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY

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.

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.	**194 W MAIN ST**	**12/07/2021**	$102,380	$35,830	1,516	5/2/1	1900	6,700 SF	
.01Mi.	**196 W MAIN ST**	**12/12/2014**	$42,040	$14,720	1,771	7/3/2	1900	7,501 SF	
.02Mi.	**198 W MAIN ST**	**10/04/2018**	$116,110	$40,640	1,996	6/3/1	1900	7,501 SF	
.02Mi.	**192 W MAIN ST**		$122,030	$42,720	1,656	7/4/1	1912	7,501 SF	
.02Mi.	**10 SELTZER AVE**	**09/12/2014**	$111,720	$39,100	1,400	5/2/1	1950	9,901 SF	
.03Mi.	**190 W MAIN ST**	**01/13/2022**	$107,320	$37,570	1,117	6/3/1	1920	7,501 SF	
.03Mi.	**12 SELTZER AVE**	**05/20/2013**	$135,300	$47,360	1,904	7/3/1	1898	7,501 SF	
.03Mi.	**200 W MAIN ST**	**07/18/2018**	$84,740	$29,660	1,364	7/2/1	1897	7,501 SF	
.04Mi.	**13 SELTZER AVE**	**08/01/2023**	$100,750	$35,260	1,336	6/4/1	1887	12,532 SF	
.04Mi.	**188 W MAIN ST**	**07/05/2007**	$148,850	$52,100	2,409	8/3/1	1900	7,501 SF	
.04Mi.	**14 SELTZER AVE**	**11/16/1993**	$156,880	$54,910	2,042	5/3/2	1900	7,501 SF	
.04Mi.	**202 W MAIN ST**	**09/09/2021**	$105,360	$36,880	1,472	7/4/1	1900	7,501 SF	
.05Mi.	**13 STEELE AVE**	**06/03/2022**	$112,810	$39,490	1,400	7/3/1	1900	7,501 SF	
.05Mi.	**15 SELTZER AVE**	**12/02/2020**	$124,770	$43,670	1,413	6/3/1	1920	7,501 SF	
.05Mi.	**16 SELTZER AVE**	**05/13/2021**	$103,310	$36,160	1,690	8/4/1	1900	7,501 SF	
.05Mi.	**204 W MAIN ST**	**04/25/2002**	$87,590	$30,660	1,424	7/3/2	1920	7,501 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	42.5 years old	Households:	5,765
Median Household Income:	$64,438	Households w/Family:	62%
Household Income Per Capita:	$29,616	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Shelby City School District	Students:	1,897
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Shelby Middle School** Number of Students: 629 Student-Teacher Ratio: 22.46	B	Public	5 - 8
0.20Mi.	**Auburn Elementary School** Number of Students: 341 Student-Teacher Ratio: 21.31	B-	Public	KG - 4
1.66Mi.	**Dowds Elementary School** Number of Students: 332 Student-Teacher Ratio: 18.97	B	Public	KG - 4

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0.78Mi. **Little Whippets Preschool** Number of Students: 71 Student-Teacher Ratio: 35.5		NA	Public	PK - PK
0.63Mi. **Shelby High School** Number of Students: 524 Student-Teacher Ratio: 18.28		B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	103%	SIMILAR

Disaster Alerts

3/14/2024 - Tornadoes

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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