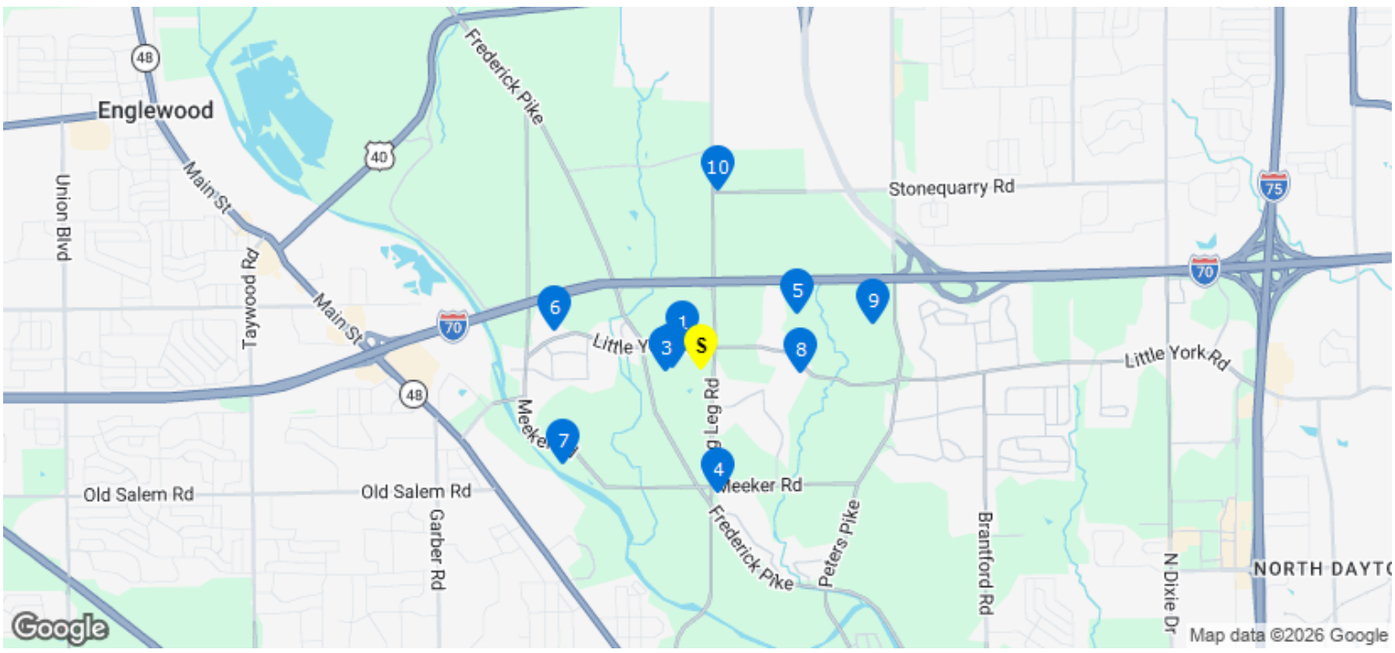
# ICE SiteX Report

**OrderID: 98761637**

## SiteX Property Information Report




## Subject Property Location

### 2008 LITTLE YORK RD, DAYTON, OH 45414-1358

| | | | |
|---|---|---|---|
| County: | **MONTGOMERY OH** | Census Tract: | 1102.01 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | A01 00310 0146 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$442,000** | FSD: | 26 | Common Confidence Score: | 25 |
| Value Range: | $327,080 - $556,920 | ICE Confidence Score: | 74 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2023 | Tax Rate Code Area: | A01 |
| Assd Land Value: | $21,210 | Market Land Value: | $60,590 | Tax Year: | 2023 |
| Assd Improvement: | $59,750 | Market Improvment Value: | $170,720 | Total Taxable Value: | $4,998 |
| Total Assessed Value: | $80,960 | Total Assessor Market Value: | $231,310 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: A01 Map Ref: MAP 3

| | |
|---|---|
| Abbreviated Description: | 6-3-30 |
| City/Muni/Twp: | BUTLER TWP |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1.890 AC | Bedrooms: | 4 | Pool: | |
| Building Area: | 2499 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1968 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 8 | Ext Walls: | Brick |
| Number of Units: | 1 | Garage Type: | Garage | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | Ranch\Rambler | Basement: | No Basement | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/11/2025 | Sales Price: | N/A |
| Document #: | 2025-00069970 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/13/2024 | Sales Price: | N/A |
| Document #: | 2024-00024421 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 02/02/2024 | | |
| Document Type: | Deed | | |

**Legal Description:**

Sec/Twnship/Range: S30T03R06E
City/Muni/Twp: BUTLER

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/08/2024 | Sales Price: | N/A |
| Document #: | 202400024421 BK-PG - | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

# ICE SiteX Report

**OrderID: 98761637**

**Legal Description:**
District: A01
Abbreviated Description: 6-3-30
City/Muni/Twp: BUTLER TWP

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/18/2024 | Loan Amount: | N/A |
| Document #: | 2024-00013511 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 02/22/2024 | | |
| TD Due Date: | 03/01/2054 | Type Finance: | |

**Legal Description:**
Section: 30 Map Ref: MB 1648 PG 334 Sec/Twnship/Range: S30T03R06E
City/Muni/Twp: BUTLER

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/18/2024 | Sales Price: | $420,000 |
| Document #: | 2024-00013510 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 02/22/2024 | | |
| Document Type: | Deed | | |

**Legal Description:**
Section: 30 Map Ref: MB 1648 PG 334 Sec/Twnship/Range: S30T03R06E
City/Muni/Twp: BUTLER

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/01/2018 | Sales Price: | N/A |
| Document #: | 2018-00044954 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/19/2011 | Loan Amount: | N/A |
| Document #: | 11-004314 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 12/17/2010 | | |
| TD Due Date: | 01/01/2041 | Type Finance: | |

**Legal Description:**
Subdivision: HERBERT C YOUNG TRACT Map Ref: 0 Sec/Twnship/Range: NW4 S30T03R06E
City/Muni/Twp: BUTLER

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/19/2011 | Sales Price: | $175,000 |
| Document #: | 11-004307 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 12/17/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: HERBERT C YOUNG TRACT Map Ref: DD1648 PG334 Sec/Twnship/Range: NW4 S30T03R06E
City/Muni/Twp: BUTLER

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/04/2011 | Loan Amount: | N/A |
| Document #: | 11-000695 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 12/17/2010 | | |
| TD Due Date: | 01/16/2021 | Type Finance: | VAR |

**Legal Description:**
Subdivision: HERBERT C YOUNG TRACT Map Ref: 0 Sec/Twnship/Range: NW4 S30T03R06E
City/Muni/Twp: BUTLER

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/19/2001 | Loan Amount: | N/A |
| Document #: | BK-PG 01-7271-B01 | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 10/10/2001 | | |
| TD Due Date: | 10/10/2021 | Type Finance: | Other |

**Legal Description:**
Map Ref: 0 Sec/Twnship/Range: NW4 S30T03R06E
City/Muni/Twp: BUTLER

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,895,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 4 SF | Median # of Baths | 2 |
| Median Living Area | 1,947 SF | Median Year Built | 1956 |
| Price Range - 2 Yrs | $249,000 to $675,000 | Age Range | 40 years to 136 years |
| Median Value | $388,250 | Median Age | 70 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .15Mi. | **1916 LITTLE YORK RD DAYTON, OH 45414-1360** | 08/12/2026 | $575,000 | $294 | 1958 | 8/4/2 | 1970 | 65,776 SF | |

APN: A01 25910 0002 Document #: 2026-00047683
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: NORTHFIELD SUBDIVISION MapRef: MB TT PG 57 Abbreviated Description: Lot:2 Subdivision:NORTHFIELD SUBDIVISION Map Ref:MB TT PG 57City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | .16Mi. | **1925 LITTLE YORK RD DAYTON, OH 45414-1359** | 08/15/2025 | $675,000 | $240 | 2809 | 8/4/3 | 1954 | 130,680 SF | |

APN: A01 00310 0077 Document #: 2025-00043965
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S30T03R06E Abbreviated Description: Sec/Twnship/Range:NW4 S30T03R06E City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

# ICE SiteX Report

**OrderID: 98761637**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | .2Mi. | **7550 DOG LEG RD**<br>**DAYTON, OH 45414-2054** | 09/08/2026 | $414,000 | $219 | 1890 | 8/4/1 | 1912 | 76,230 SF | P |
| | | APN: A01 00310 0031 Document #: 2026-00053844<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 2028 PG 615 Abbreviated Description: Map Ref:MB 2028 PG 615City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 4 | .22Mi. | **7780 FREDERICK PIKE**<br>**DAYTON, OH 45414-1316** | 08/14/2026 | $112,500 | $74 | 1518 | 5/2/1 | 1949 | 54,450 SF | |
| | | APN: A01 00310 0075 Document #: 2026-00048356<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BUTLER TOWNSHIP City/Muni/Twp: BUTLER TOWNSHIP | | | | | | | | |
| 5 | .24Mi. | **7790 FREDERICK PIKE**<br>**DAYTON, OH 45414-1316** | 08/14/2026 | $112,500 | $76 | 1481 | 5/2/1 | 1950 | 54,450 SF | |
| | | APN: A01 00310 0076 Document #: 2026-00048354<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:BUTER City/Muni/Twp: BUTER | | | | | | | | |
| 6 | .35Mi. | **7875 FREDERICK PIKE**<br>**DAYTON, OH 45414-1317** | 06/22/2026 | $44,000 | $50 | 888 | 4/2/1 | 1952 | 20,282 SF | |
| | | APN: A01 20302 0010 Document #: 2026-00036620<br>Document Type: Fiduciary Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Subdivision: CUNNINGHAM PLAT MapRef: MB CC PG 66 Abbreviated Description: Lot:10 Subdivision:CUNNINGHAM PLAT Map Ref:MB CC PG 66City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON | | | | | | | | |
| 7 | .42Mi. | **647 KEPLER RD**<br>**DAYTON, OH 45414-1323** | 05/26/2026 | $165,000 | $118 | 1393 | 6/3/1 | 1966 | 31,002 SF | |
| | | APN: A01 20322 0020 Document #: 2026-00030839<br>Document Type: Fiduciary Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Subdivision: LITTLE YORK ACRES MapRef: MB R PG 63-65 Sec/Twnship/Range: S25T05R05E Abbreviated Description: Lot:20 Subdivision:LITTLE YORK ACRES Map Ref:MB R PG 63-65Sec/Twnship/Range:S25T05R05E City/Muni/Twp:BUFFER City/Muni/Twp: BUFFER | | | | | | | | |
| 8 | .48Mi. | **2525 MERRILL RD**<br>**DAYTON, OH 45414-1647** | 11/13/2025 | $30,000 | $22 | 1346 | 6/3/2 | 1978 | 155,074 SF | |
| | | APN: A01 20324 0016 Document #: 2025-00064301<br>Document Type: Warranty Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Subdivision: PLEASANT VIEW ACRES MapRef: MB S PG 43 Abbreviated Description: Lot:8 Subdivision:PLEASANT VIEW ACRES Map Ref:MB S PG 43City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 9 | .52Mi. | **2298 CRESTRIDGE DR**<br>**DAYTON, OH 45414-2089** | 10/13/2026 | $600,000 | $162 | 3694 | 8/4/4 | 2006 | 30,000 SF | |
| | | APN: A01 26127 0010 Document #: 2026-00060991<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 112 Subdivision: MEEKER CREEK SECTION FOUR MapRef: MB 198 PG 2 Abbreviated Description: Lot:112 Subdivision:MEEKER CREEK SECTION FOUR Map Ref:MB 198 PG 2City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 10 | .54Mi. | **7911 FREDERICK PIKE**<br>**DAYTON, OH 45414-1253** | 10/08/2025 | $120,000 | $103 | 1168 | 6/3/1 | 1919 | 260,924 SF | |
| | | APN: A01 00109 0021 Document #: 2025-00055746<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 1824 PG 466 Sec/Twnship/Range: S24T05R05E Abbreviated Description: Map Ref:MB 1824 PG 466Sec/Twnship/Range:S24T05R05E City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 11 | .54Mi. | **9051 STONER DR**<br>**DAYTON, OH 45414-1337** | 09/10/2025 | $175,000 | $122 | 1437 | 5/3/1 | 1920 | 33,167 SF | |
| | | APN: A01 20322 0045 Document #: 2025-00049493<br>Document Type: Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 45 Subdivision: LITTLE YORK ACRES MapRef: MB R PG 63 Abbreviated Description: Lot:45 Subdivision:LITTLE YORK ACRES Map Ref:MB R PG 63City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 12 | .57Mi. | **569 KEPLER RD**<br>**DAYTON, OH 45414-1321** | 03/18/2026 | $241,900 | $168 | 1440 | 6/3/1 | 1920 | 34,730 SF | |
| | | APN: A01 20322 0025 Document #: 2026-00017194<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Subdivision: LITTLE YORK ACRES MapRef: MB R PG 63-65 Abbreviated Description: Lot:25 Subdivision:LITTLE YORK ACRES Map Ref:MB R PG 63-65City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 13 | .58Mi. | **7286 MEEKER CREEK DR**<br>**DAYTON, OH 45414-2075** | 07/01/2026 | $695,000 | $205 | 3386 | 8/4/3 | 2002 | 30,405 SF | |
| | | APN: A01 20116 0028 Document #: 2026-00038751<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Subdivision: MEEKER CREEK Legal Unit: 35 MapRef: MB 169 PG 28 Abbreviated Description: Subdivision:MEEKER CREEK Legal Unit:35 Map Ref:MB 169 PG 28City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 14 | .61Mi. | **7920 GUILFORD DR**<br>**DAYTON, OH 45414-1622** | 03/11/2026 | $290,000 | $160 | 1810 | 7/3/1 | 1980 | 30,056 SF | |
| | | APN: A01 20324 0050 Document #: 2026-00015299<br>Document Type: Warranty Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Section: 30 Subdivision: PLEASANT VIEW ACRES MapRef: MB S PG 43 Abbreviated Description: Lot:10 Section:30 Subdivision:PLEASANT VIEW ACRES Map Ref:MB S PG 43City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 15 | .64Mi. | **1962 FOUNTAIN VIEW DR**<br>**DAYTON, OH 45414-2087** | 08/26/2025 | $749,900 | $208 | 3602 | 7/4/4 | 1998 | 57,499 SF | P |
| | | APN: A01 20117 0006 Document #: 2025-00046090<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Subdivision: MEEKER CREEK SECTION ONE MapRef: MB 169 PG 43 Abbreviated Description: Lot:6 Subdivision:MEEKER CREEK SECTION ONE Map Ref:MB 169 PG 43 | | | | | | | | |
| 16 | .65Mi. | **7077 MEEKER COMMONS LN**<br>**DAYTON, OH 45414-2065** | 01/15/2026 | $700,000 | $131 | 5352 | 10/4/5 | 1990 | 93,654 SF | P |
| | | APN: A01 21303 0004 Document #: 2026-00003260<br>Document Type: Warranty Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Subdivision: MEEKER PLACE MapRef: MB 134 PG 31 Abbreviated Description: Lot:8 Subdivision:MEEKER PLACE Map Ref:MB 134 PG 31City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER | | | | | | | | |
| 17 | .67Mi. | **7040 FREDERICK PIKE**<br>**DAYTON, OH 45414-1902** | 03/11/2026 | $400,000 | $207 | 1936 | 6/3/2 | 1986 | 101,495 SF | |

# ICE SiteX Report

**OrderID: 98761637**

APN: A01 00310 0185 Document #: 2026-00015199
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | .7Mi. | **7595 MEEKER RD**<br>**DAYTON, OH 45414-2043** | 11/06/2025 | $500,000 | $207 | 2412 | 6/3/2 | 2006 | 42,253 SF | |

APN: A01 00310 0036 Document #: 2025-00062916
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: MB 1677 PG 78 Sec/Twnship/Range: SE4 S30T03R06E Abbreviated Description: Map Ref:MB 1677 PG 78Sec/Twnship/Range:SE4 S30T03R06E City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

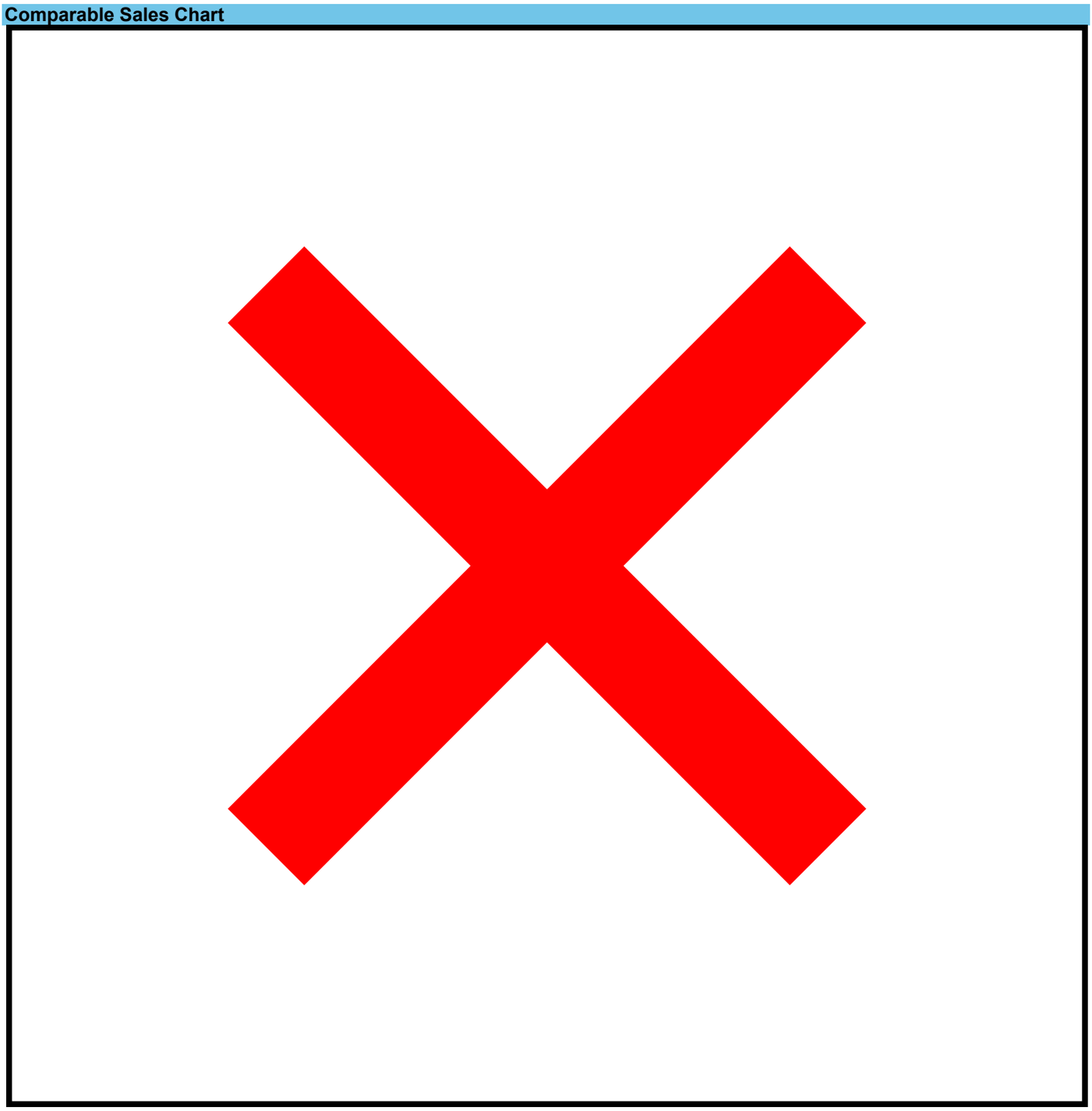
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 19 | .73Mi. | **7232 MEEKER CREEK DR**<br>**DAYTON, OH 45414-2075** | 09/02/2025 | $729,900 | $170 | 4283 | 7/3/3 | 1998 | 37,418 SF | P |

APN: A01 20116 0034 Document #: 2025-00047423
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: MEEKER CREEK Legal Unit: 1 MapRef: MB 171 PG 29 Abbreviated Description: Lot:41 Subdivision:MEEKER CREEK Legal Unit:1 Map Ref:MB 171 PG 29City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | .79Mi. | **8201 FREDERICK PIKE**<br>**DAYTON, OH 45414-1250** | 02/04/2026 | $630,000 | | | // | | 174,066 SF | |

APN: A01 00109 0015 Document #: 2026-00006775
Document Type: Warranty Deed Price Code:
Land Use: Farm (Irrigated or Dry)
Legal: Sec/Twnship/Range: S34T05R05E Abbreviated Description: Sec/Twnship/Range:S34T05R05E City/Muni/Twp:BAAULTER TOWNSHIP City/Muni/Twp: BAAULTER TOWNSHIP

## 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.

# ICE SiteX Report

**OrderID: 98761637**

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. | **2008 LITTLE YORK RD** | **05/08/2024** | $231,310 | $80,960 | 2,499 | 8/4/2 | 1968 | 2 SF | |
| .03Mi. | **2020 LITTLE YORK RD** | **07/15/2022** | $358,920 | $125,620 | 2,422 | 8/4/2 | 1966 | 2 SF | |
| .04Mi. | **1960 LITTLE YORK RD** | **10/04/2023** | $205,510 | $71,930 | 1,581 | 7/4/2 | 1947 | 4 SF | |
| .06Mi. | **2040 LITTLE YORK RD** | **04/07/2023** | $191,060 | $66,870 | 1,899 | 7/4/2 | 1966 | 2 SF | |
| .07Mi. | **7535 DOG LEG RD** | **12/07/2006** | $678,330 | $237,410 | 6,463 | 8/3/3 | 1993 | 3 SF | |
| .09Mi. | **2021 LITTLE YORK RD** | **04/20/2009** | $217,440 | $76,100 | 1,560 | 7/4/2 | 1978 | 37,753 SF | |
| .09Mi. | **1920 LITTLE YORK RD** | | $186,700 | $65,350 | 1,799 | 6/2/2 | 1949 | 2 SF | |
| .09Mi. | **2025 LITTLE YORK RD** | **07/01/2004** | $117,580 | $41,160 | 1,012 | 4/2/1 | 1954 | 38,080 SF | |
| .1Mi. | **2035 LITTLE YORK RD** | **05/31/2024** | $139,030 | $48,660 | 1,476 | 6/3/2 | 1955 | 27,800 SF | |
| .1Mi. | **2050 LITTLE YORK RD** | **09/09/2020** | $103,680 | $36,290 | 924 | 5/3/1 | 1919 | 1 SF | |
| .11Mi. | **7575 DOG LEG RD** | **03/09/2021** | $297,440 | $104,110 | 1,983 | 6/3/2 | 2021 | 2 SF | |
| .12Mi. | **7625 DOG LEG RD** | **12/27/2011** | $161,900 | $56,670 | 1,282 | 6/3/2 | 1947 | 3 SF | |
| .12Mi. | **1918 LITTLE YORK RD** | **11/15/2007** | $231,130 | $80,900 | 2,082 | 7/3/2 | 1959 | 1 SF | P |
| .12Mi. | **2151 LITTLE YORK RD** | **09/13/2024** | $195,480 | $68,420 | 2,216 | 8/3/1 | 1961 | 28,998 SF | P |
| .13Mi. | **7550 FREDERICK PIKE** | **02/28/2012** | $327,140 | $114,500 | 3,102 | 7/3/2 | 1953 | 4 SF | P |
| .13Mi. | **7545 DOG LEG RD** | **08/07/2013** | $294,560 | $103,100 | 2,512 | 6/3/3 | 1990 | 2 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 29% | Households Occupied by Owners: | 65% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 46.3 years old | Households: | 8,808 |
| Median Household Income: | $64,051 | Households w/Family: | 52% |
| Household Income Per Capita: | $34,034 | Households w/Family Married: | 36% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 23% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Vandalia-Butler City School District | Students: | 2,880 |
| Number of Schools: | 6 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.45Mi. | **Helke Elementary School**<br>Number of Students: 310<br>Student-Teacher Ratio: 20.67 | B+ | Public | KG - 3 |
| 2.38Mi. | **Smith Middle School**<br>Number of Students: 642<br>Student-Teacher Ratio: 17.83 | B+ | Public | 4 - 5 |
| 1.42Mi. | **Morton Middle School**<br>Number of Students: 699<br>Student-Teacher Ratio: 16.26 | C+ | Public | 6 - 8 |
| 3.22Mi. | **Butler High School**<br>Number of Students: 856<br>Student-Teacher Ratio: 18.21<br>Advanced Placement: Yes | B | Public | 9 - 12 |
| 3.11Mi. | **Vandalia Preschool**<br>Number of Students: NA<br>Student-Teacher Ratio: NA | NA | Public | PK - PK |

## Flood Report

The Subject Property of **2008 LITTLE YORK RD, DAYTON, OH 45414-1358** 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.

# ICE SiteX Report

**OrderID: 98761637**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 109% | SIMILAR |
| **BURGLARY** | 102% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 103% | SIMILAR |
| **FORCIBLE ROBBERY** | 103% | SIMILAR |
| **AGGRAVATED ASSAULT** | 112% | HIGHER |
| **FORCIBLE RAPE** | 119% | HIGHER |
| **MURDER** | 100% | SIMILAR |
| **OVERALL** | 103% | SIMILAR |

## Disaster Alerts

No alerts noted

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