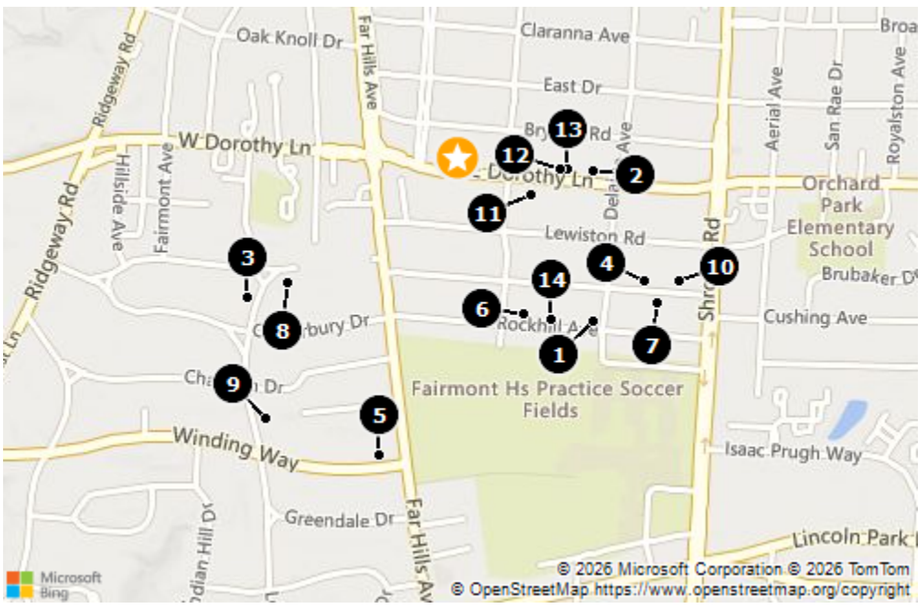
ICE SiteX Report

OrderID: 98245290

SiteX Property Information Report



Subject Property Location

213 E DOROTHY LN, DAYTON, OH 45419-1711

County:	**MONTGOMERY OH**	Census Tract:	391130208.001005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	N64 00608 0004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$224,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$185,920 - $262,080	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	N64
Assd Land Value:	$14,970	Market Land Value:	$42,760	Tax Year:	2025
Assd Improvement:	$48,110	Market Improvment Value:	$137,470	Total Taxable Value:	$3,918
Total Assessed Value:	$63,080	Total Assessor Market Value:	$180,230	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: N64 Subdivision: HUBER 4 Map Ref: MAP 6
Abbreviated Description: 24 CLARA T HUBER 4
City/Muni/Twp: KETTERING

Property Characteristics

Lot Size:	7,079 SF	Bedrooms:	3	Pool:	
Building Area:	1309 SF	Baths:	1	Fireplace:	1
Year Built:	1941	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Central
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2025	Sales Price:	$183,150
Document #:	202500003877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2024	Loan Amount:	N/A
Document #:	2024-00040254 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 24
City/Muni/Twp: KETTERING

Mortgage Record

Recording Date:	08/09/2023	Loan Amount:	N/A
Document #:	202300040577 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION NO 4
City/Muni/Twp: KETTERING

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Prior Transfer

Recording Date:	06/23/2022	Sales Price:	$99,920
Document #:	2022-00039379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	N/A
Document #:	2022-00004691 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/05/2022	Sales Price:	$200,000
Document #:	2022-00000636 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/04/2021		
Document Type:			

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION NO 4 Map Ref: MB U PG 58
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$200,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

District: N64 Subdivision: HUBER 4 Map Ref: MAP 6
Abbreviated Description: 24 CLARA T HUBER 4
City/Muni/Twp: KETTERING

Mortgage Record

Recording Date:	09/11/2019	Loan Amount:	N/A
Document #:	2019-00049515 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2029	Type Finance:	

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION NO 4
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	09/11/2019	Sales Price:	$124,900
Document #:	2019-00049513 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/05/2019		
Document Type:			

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION NO 4 Map Ref: MB U PG 58
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	09/10/2019	Sales Price:	$124,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2009	Sales Price:	$99,900
Document #:	09-054228 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/31/2009		
Document Type:			

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4 Map Ref: MB U PG58
City/Muni/Twp: KETTERING

Mortgage Record

Recording Date:	04/24/2009	Loan Amount:	N/A
Document #:	09-027437 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	04/24/2009	Sales Price:	$60,550
Document #:	09-027433 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/06/2009		
Document Type:			

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4 Map Ref: MAP U PG58
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	11/20/2008	Sales Price:	$82,000
Document #:	08-079128 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/22/2008		
Document Type:			

Legal Description:

Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4 Map Ref: MAP U PG58
City/Muni/Twp: KETTERING

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Mortgage Record

Recording Date:	01/22/2007	Loan Amount:	N/A
Document #:	07-005464 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4
City/Muni/Twp: KETTERING

Prior Transfer

Recording Date:	01/22/2007	Sales Price:	$128,900
Document #:	07-005453 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/09/2007		
Document Type:			

Legal Description:
Lot: 24 Subdivision: CLARA T HUBER SUBDIVISION #4 Map Ref: MAP U PG58
City/Muni/Twp: KETTERING

Mortgage Record

Recording Date:	09/27/2006	Loan Amount:	N/A
Document #:	06-089815 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/15/2046	Type Finance:	

Legal Description:
Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4

Prior Transfer

Recording Date:	09/27/2006	Sales Price:	$82,500
Document #:	06-089814 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/14/2006		
Document Type:			

Legal Description:
Lot: 24 Subdivision: CLARA T HUBERS SUBDIVISION #4 Map Ref: MB U PG58
City/Muni/Twp: KETTERING

Area Sales Analysis

Total Area Sales	$3,490,900	Median # of Bedrooms	3
Median Lot Size	6,602 SF	Median # of Baths	1
Median Living Area	1,196 SF	Median Year Built	1943
Price Range - 2 Yrs	$105,000 to $379,000	Age Range	77 years to 89 years
Median Value	$260,000	Median Age	83 years

Comparable Sales Data

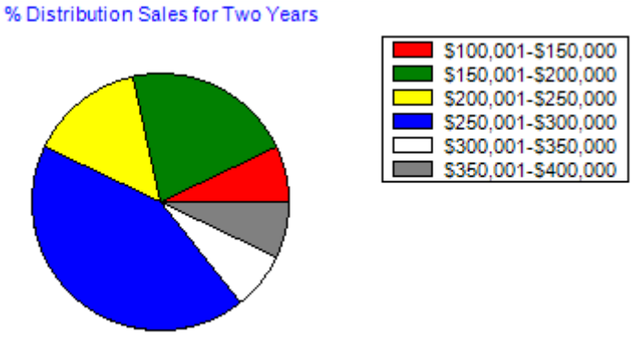
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**353 ROCKHILL AVE** **DAYTON, OH 45429-2625**	08/17/2026	$290,000	$269	1075	6/3/2	1940	5,040 SF	
		APN: N64 00203 0126 Document #: 2026-00048945 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 126 Subdivision: EAST OAKWOOD MapRef: MB P PG 3 Abbreviated Description: Lot:126 Subdivision:EAST OAKWOOD Map Ref:MB P PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
2	.17Mi.	**337 E DOROTHY LN** **DAYTON, OH 45419-1713**	07/10/2026	$177,000	$199	888	5/2/1	1943	6,721 SF	
		APN: N64 00710 0009 Document #: 2026-00040636 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: DOROTHY LANE ESTATES MapRef: MB B PG 1 Abbreviated Description: Lot:9 Subdivision:DOROTHY LANE ESTATES Map Ref:MB B PG 1City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
3	.31Mi.	**3115 LENOX DR** **DAYTON, OH 45429-1460**	06/24/2026	$300,000	$196	1530	7/4/1	1949	9,631 SF	
		APN: N64 00502 0115 Document #: 2026-00037368 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 166 Subdivision: HILLS DATE PLAT MapRef: MB S PG 37-39 Abbreviated Description: Lot:166 Subdivision:HILLS DATE PLAT Map Ref:MB S PG 37-39City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
4	.27Mi.	**417 CUSHING AVE** **DAYTON, OH 45429-2609**	06/17/2026	$105,000	$84	1238	5/2/1	1939	5,040 SF	
		APN: N64 00203 0037 Document #: 2026-00036269 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: ROCKHILL CUSHING PLAT MapRef: MB P PG 3 Abbreviated Description: Lot:37 Subdivision:ROCKHILL CUSHING PLAT Map Ref:MB P PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
5	.38Mi.	**107 WINDING WAY** **DAYTON, OH 45429-1419**	06/16/2026	$300,000	$210	1426	6/3/1	1948	11,522 SF	
		APN: N64 00501 0049 Document #: 2026-00035690 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Subdivision: HILLS DATE MapRef: MB S PG 37 Abbreviated Description: Lot:49 Subdivision:HILLS DATE Map Ref:MB S PG 37City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
6	.21Mi.	**309 ROCKHILL AVE** **DAYTON, OH 45429-2625**	06/03/2026	$259,000	$225	1148	5/3/2	1939	5,040 SF	
		APN: N64 00203 0115 Document #: 2026-00032566 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: EAST OAKWOOD MapRef: MB PP PG 3 Abbreviated Description: Lot:15 Subdivision:EAST OAKWOOD Map Ref:MB PP PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								
7	.31Mi.	**424 CUSHING AVE** **DAYTON, OH 45429-2610**	04/21/2026	$229,900	$182	1263	7/3/2	1942	5,040 SF	
		APN: N64 00203 0058 Document #: 2026-00024080 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Subdivision: EAST OAKWOOD MapRef: MB P PG 3 Abbreviated Description: Lot:58 Subdivision:EAST OAKWOOD Map Ref:MB P PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING								

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8	.26Mi.	**3102 LENOX DR** **DAYTON, OH 45429-1461**	04/17/2026	$379,000	$210	1800	7/4/1	1949	13,734 SF
		APN: N64 00502 0118 Document #: 2026-00023395 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 169 Subdivision: HILLSDALE PLAT MapRef: MB S PG 37-39 Abbreviated Description: Lot:169 Subdivision:HILLSDALE PLAT Map Ref:MB S PG 37-39City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							
9	.4Mi.	**3212 LENOX DR** **DAYTON, OH 45429-1416**	03/24/2026	$320,500	$213	1500	7/3/1	1949	15,098 SF
		APN: N64 00502 0011 Document #: 2026-00018330 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Subdivision: HILLSDALE MapRef: MB S PG 37-39 Abbreviated Description: Lot:62 Subdivision:HILLSDALE Map Ref:MB S PG 37-39City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							
10	.31Mi.	**441 CUSHING AVE** **DAYTON, OH 45429-2609**	03/17/2026	$285,000	$223	1276	4/2/1	1940	5,040 SF
		APN: N64 00203 0043 Document #: 2026-00016486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Subdivision: ROCKHILLCUSHING PLAT MapRef: MB P PG 3 Abbreviated Description: Lot:43 Subdivision:ROCKHILLCUSHING PLAT Map Ref:MB P PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							
11	.1Mi.	**308 E DOROTHY LN** **DAYTON, OH 45419-1712**	03/13/2026	$212,500	$239	888	5/2/1	1944	7,841 SF
		APN: N64 00710 0021 Document #: 2026-00015797 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Subdivision: DOROTHY LANE ESTATES MapRef: MB W PG 1 Abbreviated Description: Lot:43 Subdivision:DOROTHY LANE ESTATES Map Ref:MB W PG 1City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON							
12	.13Mi.	**321 E DOROTHY LN** **DAYTON, OH 45419-1713**	02/27/2026	$172,000	$193	888	4/2/1	1944	6,721 SF
		APN: N64 00710 0005 Document #: 2026-00012292 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: DOROTHY LANE ESTATES MapRef: MB W PG 1 Abbreviated Description: Lot:5 Subdivision:DOROTHY LANE ESTATES Map Ref:MB W PG 1City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							
13	.14Mi.	**325 E DOROTHY LN** **DAYTON, OH 45419-1713**	02/24/2026	$200,000	$225	888	5/2/1	1944	6,482 SF
		APN: N64 00710 0006 Document #: 2026-00011147 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DOROTHY LANE ESTATES MapRef: MB W PG 1 Abbreviated Description: Lot:6 Subdivision:DOROTHY LANE ESTATES Map Ref:MB W PG 1City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							
14	.23Mi.	**325 ROCKHILL AVE** **DAYTON, OH 45429-2625**	01/14/2026	$261,000	$226	1153	6/3/1	1937	5,040 SF
		APN: N64 00203 0119 Document #: 2026-00003073 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 119 Subdivision: ROCKHILL AND CUSHING PLAT MapRef: MB P PG 3 Abbreviated Description: Lot:119 Subdivision:ROCKHILL AND CUSHING PLAT Map Ref:MB P PG 3City/Muni/Twp:KETTERING City/Muni/Twp: KETTERING							

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.

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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.	**213 E DOROTHY LN**	**12/29/2021**	$180,230	$63,080	1,309	5/3/1	1941	7,079 SF	
.01Mi.	**217 E DOROTHY LN**	**02/12/2021**	$189,100	$66,180	1,229	5/2/1	1941	6,242 SF	
.01Mi.	**209 E DOROTHY LN**	**08/11/2022**	$196,500	$68,780	1,483	7/3/2	1941	6,721 SF	
.02Mi.	**205 E DOROTHY LN**	**01/03/2025**	$202,520	$70,880	1,345	5/3/1	1941	6,961 SF	
.02Mi.	**221 E DOROTHY LN**	**10/29/2012**	$207,690	$72,700	1,332	5/2/1	1941	7,079 SF	
.02Mi.	**212 BRYDON RD**	**12/31/2007**	$239,060	$83,680	1,638	5/2/2	1940	7,079 SF	
.03Mi.	**216 BRYDON RD**	**11/14/2001**	$229,200	$80,220	1,394	5/3/3	1940	7,079 SF	
.03Mi.	**208 BRYDON RD**	**07/25/2008**	$236,630	$82,820	1,529	5/3/2	1940	7,079 SF	
.03Mi.	**2984 SHAFOR BLVD**	**01/16/2019**	$192,060	$67,230	1,274	5/3/1	1941	6,669 SF	
.03Mi.	**220 BRYDON RD**	**05/18/2020**	$253,230	$88,630	1,310	5/2/1	1940	7,079 SF	
.03Mi.	**204 BRYDON RD**	**09/09/2016**	$202,260	$70,800	1,310	6/2/1	1941	7,079 SF	
.03Mi.	**225 E DOROTHY LN**	**10/04/2016**	$228,240	$79,890	1,490	6/3/2	1941	7,079 SF	
.04Mi.	**2956 SHAFOR BLVD**	**07/25/2023**	$221,640	$77,570	1,069	6/2/2	1940	5,998 SF	
.04Mi.	**224 BRYDON RD**	**05/26/2017**	$266,900	$93,420	1,537	6/3/2	1940	7,079 SF	
.04Mi.	**208 E DOROTHY LN**	**09/06/2022**	$209,960	$73,490	1,345	6/3/1	1940	7,980 SF	
.04Mi.	**204 E DOROTHY LN**	**03/28/2018**	$238,900	$83,610	1,460	8/3/2	1941	7,980 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.1 years old	Households:	7,111
Median Household Income:	$97,976	Households w/Family:	55%
Household Income Per Capita:	$50,985	Households w/Family Married:	42%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	30%

School District

School District Zone:	Kettering City School District	Students:	7,635
Number of Schools:	13	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Orchard Park Elementary School** Number of Students: 294 Student-Teacher Ratio: 12.78	B	Public	KG - 5
0.79Mi.	**Van Buren Middle School** Number of Students: 598 Student-Teacher Ratio: 14.78	A-	Public	6 - 8
0.43Mi.	**Kettering Fairmont High School** Number of Students: 2,445 Student-Teacher Ratio: 18.25 Advanced Placement: Yes	B+	Public	9 - 12
3.01Mi.	**Kettering Early Childhood Education Center** Number of Students: 120 Student-Teacher Ratio: 16	NA	Public	PK - PK

Flood Report

The Subject Property of **213 E DOROTHY LN, DAYTON, OH 45419-1711** 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	104%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	84%	LOWER
OVERALL	71%	NOTABLY LOWER

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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ICE SiteX Report

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