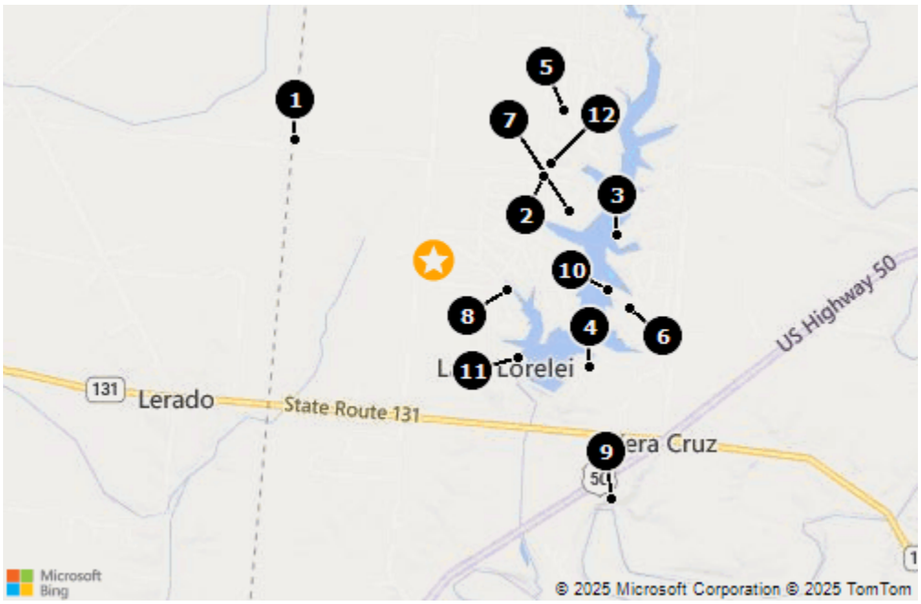
ICE SiteX Report

OrderID: 95543447

SiteX Property Information Report



Subject Property Location

229 DORTMUND DR, FAYETTEVILLE, OH 45118-8422

County:	**BROWN OH**	Census Tract:	390159512.013040
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-047608-00-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	50
Value Range:	$83,000 - $249,000	Confidence Score:	50

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$7,840	Market Land Value:	$22,400	Tax Year:	2024
Assd Improvement:	$27,680	Market Improvment Value:	$79,090	Total Taxable Value:	$1,193
Total Assessed Value:	$35,520	Total Assessor Market Value:	$101,490	Delinquent Year:	
				Tax Account ID:	005042-7
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 229 District: 23 Map Ref: 50-0229
Abbreviated Description: IN LOT 229 MAP 2 LAKE LAKE LORELEI SUB FAYETTEVILLE LSD PERRY TWP
City/Muni/Twp: PERRY TWP

Property Characteristics

Lot Size:	23,010 SF	Bedrooms:	2	Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/09/2024	Loan Amount:	N/A
Document #:	202400000621 BK-PG 527-2665	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION
City/Muni/Twp: PERRY TOWNSHIP

Mortgage Record

Recording Date:	10/03/2022	Loan Amount:	N/A
Document #:	202200005538 BK-PG 518-4718	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION
Abbreviated Description: MAP NO 2
City/Muni/Twp: PERRY TOWNSHIP

Prior Transfer

Recording Date:	03/03/2020	Sales Price:	$66,646
Document #:	202000001075 BK-PG 486-2155	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	10/04/2018	Sales Price:	$71,920
Document #:	201800004792 BK-PG 361-1190	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2018	Sales Price:	$78,000
Document #:	860 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 229 District: 23 Map Ref: 50-0229
Abbreviated Description: IN LOT 229 MAP 2 LAKE LAKE LORELEI SUB FAYETTEVILLE LSD PERRY TWP
City/Muni/Twp: PERRY TWP

Prior Transfer

Recording Date:	09/27/2018	Sales Price:	$78,000
Document #:	201800004673 BK-PG 486-2153	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/14/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION Map Ref: VOL 4 PG 56 SL 334
Abbreviated Description: MAP 2
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	06/15/2015	Sales Price:	N/A
Document #:	201500002679 BK-PG 448-1880	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/08/2015		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 229 District: 23 Subdivision: LAKE LORELEI SUBDIVISION Map Ref: MB4 PG56
City/Muni/Twp: PERRY

Mortgage Record

Recording Date:	06/26/2007	Loan Amount:	N/A
Document #:	200700004375 BK-PG 361-1209	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2022	Type Finance:	

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION MAP #2
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	$89,900
Document #:	200700004372 BK-PG 361-1186	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/12/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION MAP #2 Map Ref: MB4 PG56
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	03/26/2007	Sales Price:	$45,000
Document #:	200700002010 BK-PG 357-1943	Type of Sale:	Full Amount on Deed
Contract Date:	03/12/2007		
Document Type:	Deed		

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION MAP #2 Map Ref: MB4 PG56
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	05/26/2006	Sales Price:	$50,000
Document #:	200600003942 BK-PG 345-403	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/2005		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 229 Subdivision: LAKE LORELEI SUBDIVISION MAP #2 Map Ref: MB4 PG56
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	04/24/1997	Sales Price:	$75,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/1997		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LAKE LORELEI IN LOT 229 FAYETTEVILLE SD

Area Sales Analysis

Total Area Sales	$5,004,862	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,793 SF	Median Year Built	1979
Price Range - 2 Yrs	$67,000 to $785,000	Age Range	16 years to 85 years
Median Value	$405,431	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.9Mi.	**1769 O REILLY RD**	09/05/2025	$67,000	$43	1548	2//3	1940	87,120 SF	

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FAYETTEVILLE, OH 45118-9768
APN: 23-051544-00-00 Document #: 202500004555
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: CABELL MILITARY SURVEY NO 5229 Abbreviated Description: Subdivision:CABELL MILITARY SURVEY NO 5229 City/Muni/Twp:PERRY TOWNSHIP City/Muni/Twp: PERRY TOWNSHIP

2	.69Mi.	**2416 O REILLY RD**	09/04/2025	$449,000	$254	1764	8/4/1		148,976 SF	

FAYETTEVILLE, OH 45118-9292
APN: 23-052360-00-00 Document #: 202500004531
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: CLAYPOOL AND HULLS MILITARY SURVEY NUMBER 2660 Abbreviated Description: Subdivision:CLAYPOOL AND HULLS MILITARY SURVEY NUMBER 2660 City/Muni/Twp:PERRY TOWNSHIP City/Muni/Twp: PERRY TOWNSHIP

3	.94Mi.	**1310 MANN CV**	08/26/2025	$785,000	$347	2258	5/3/2	1987	SF	

FAYETTEVILLE, OH 45118-9268
APN: 23-047788-00-00 Document #: 202500004322
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1310 Subdivision: LORELEI SUBDIVISION MapRef: MB 4 PG 316-5413 Abbreviated Description: Lot:1310 Subdivision:LORELEI SUBDIVISION Map Ref:MB 4 PG 316-5413City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

4	.96Mi.	**1713 LORELEI DR**	07/07/2025	$500,000	$281	1776	8//2	1974	SF	

FAYETTEVILLE, OH 45118-9278
APN: 23-043964-00-00 Document #: 202500003302
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1713 Subdivision: LAKE LORELEI SUBDIVISION MapRef: VOL 4 PG 64 Abbreviated Description: Lot:1713 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:VOL 4 PG 64City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

5	1Mi.	**721 KASSEL DR**	05/23/2025	$217,000	$169	1284	5/2/1	1976	19,570 SF	

FAYETTEVILLE, OH 45118-9445
APN: 23-042976-00-00 Document #: 202500002492
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 721 Subdivision: LAKE LORELEI SUBDIVISION MapRef: VOL 4 PGS 72 THRU 78 Abbreviated Description: Lot:721 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:VOL 4 PGS 72 THRU 78City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

6	1.02Mi.	**1612 LORELEI DR**	03/05/2025	$361,862	$200	1809	5/3/2	2006	SF	Yes

FAYETTEVILLE, OH 45118-9272
APN: 23-048144-00-00 Document #: 202500001019
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1612 Subdivision: LAKE LORELEI SUBDIVISION MapRef: MB 4 PGS 97 THROUGH Abbreviated Description: Lot:1612 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:MB 4 PGS 97 THROUGHCity/Muni/Twp:PERRY TOWNSHIP City/Muni/Twp: PERRY TOWNSHIP

7	.73Mi.	**611 MANHEIM DR**	01/28/2025	$185,000	$202	912	4/2/1	1971	SF	

FAYETTEVILLE, OH 45118-9432
APN: 23-045508-00-00 Document #: 202500000406
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 611A Subdivision: LORELEI RESORT DEVELOPMENT Abbreviated Description: Lot:611A Subdivision:LORELEI RESORT DEVELOPMENT City/Muni/Twp:PERRY TOWNSHIP City/Muni/Twp: PERRY TOWNSHIP

8	.4Mi.	**84 FLENSBURG DR**	10/01/2024	$725,000	$259	2796	//2	1994	SF	Yes

FAYETTEVILLE, OH 45118-9234
APN: 23-045332-00-00 Document #: 202400004630
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: LAKE LORELEI SUBDIVISION MapRef: VOL 4 PG 55 Abbreviated Description: Lot:84 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:VOL 4 PG 55City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

9	1.5Mi.	**2652 US HIGHWAY 50**	07/22/2024	$128,000	$67	1892	5/3/2	2009	230,912 SF	

FAYETTEVILLE, OH 45118-9104
APN: 23-051464-00-00 Document #: 202400003336
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal:

10	.89Mi.	**1647 STRAUSS CV**	07/22/2024	$600,000	$305	1964	5/3/2	1978	SF	

FAYETTEVILLE, OH 45118-9274
APN: 23-046344-00-00 Document #: 202400003313
Document Type: Fiduciary Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1647 Subdivision: LAKE LORELEI SUBDIVISION MapRef: VOL 4 PG 97 Abbreviated Description: Lot:1647 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:VOL 4 PG 97

11	.65Mi.	**50 KEIL DR**	07/02/2024	$700,000	$239	2923	5/3/2	1981	SF	

FAYETTEVILLE, OH 45118-9232
APN: 23-048212-00-00 Document #: 202400003004
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: LAKE LORELEI SUBDIVISION MapRef: VOL 4 PG 53 Abbreviated Description: Lot:50 Subdivision:LAKE LORELEI SUBDIVISION Map Ref:VOL 4 PG 53City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

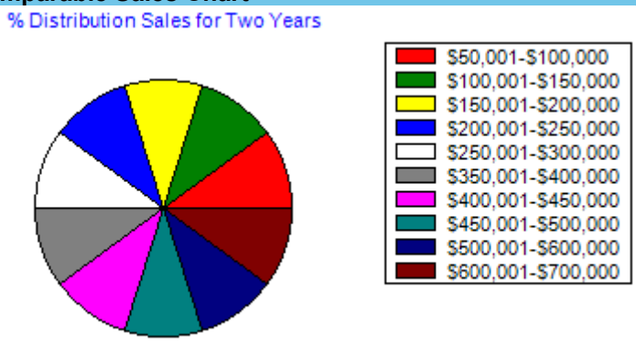
12	.77Mi.	**646 LORELEI DR**	05/03/2024	$287,000	$185	1545	6/3/1		24,640 SF	

FAYETTEVILLE, OH 45118-9433
APN: 23-048920-00-00 Document #: 202400002010
Document Type: Executor's Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 646 Subdivision: LAKE LORCLCI SUBDIVISION MapRef: VOL 4 PGS 72 Abbreviated Description: Lot:646 Subdivision:LAKE LORCLCI SUBDIVISION Map Ref:VOL 4 PGS 72City/Muni/Twp:TOWNSHIP OF PERRY City/Muni/Twp: TOWNSHIP OF PERRY

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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.	**229 DORTMUND DR**	**09/27/2018**	$101,490	$35,520	864	5/2/1	1977	23,010 SF	
.05Mi.	**232 SCHLITZ DR**	**04/27/1999**	$151,250	$52,940	1,392	5/2/2	1975	16,000 SF	
.08Mi.	**249 COLOGNE DR**	**01/10/2022**	$191,060	$66,870	1,980	9/3/2	1979		
.09Mi.	**255 COLOGNE DR**	**09/22/2017**	$178,310	$62,410	1,620	6/3/2	2000		
.11Mi.	**189 DORTMUND DR**	**02/23/2009**	$144,680	$50,640	1,248	6/3/1		15,000 SF	
.11Mi.	**181 DORTMUND DR**	**05/07/2020**	$290,420	$101,650	2,592	6/3/2	2003		
.11Mi.	**247 COLOGNE DR**	**06/08/2020**	$134,270	$46,990	1,008	5/3/1	1976	16,500 SF	
.11Mi.	**167 DORTMUND DR**	**11/13/2002**	$103,410	$36,190	1,421	6//1	1969	18,480 SF	
.14Mi.	**238 SCHLITZ DR**	**07/01/2021**	$218,250	$76,390	1,655	6/3/2	1999	14,790 SF	
.15Mi.	**184 DORTMUND DR**	**02/09/2022**	$181,520	$63,530	1,680	5/3/2	2000	22,000 SF	
.16Mi.	**159 DORTMUND DR**	**07/23/2018**	$286,800	$100,380	1,888	4/2/2	1999	16,500 SF	Yes
.17Mi.	**195 DORTMUND DR**		$212,420	$74,350	2,064	7/3/2	1988	15,000 SF	
.17Mi.	**279 DORTMUND DR**	**10/16/2018**	$154,190	$53,970	1,346	5/3/2	1995		
.18Mi.	**156 DORTMUND DR**	**07/14/2017**	$163,470	$57,210	1,092	6/3/1		16,500 SF	
.22Mi.	**152 DORTMUND DR**	**05/13/2011**	$181,610	$63,560	2,640	6/3/2		16,500 SF	
.24Mi.	**19917 BLACK OAK RD**	**11/12/2010**	$209,900	$73,470	912	4/2/2	1999	16 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.9 years old	Households:	1,414
Median Household Income:	$77,130	Households w/Family:	67%
Household Income Per Capita:	$34,454	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Fayetteville-Perry Local School District	Students:	754
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.84Mi.	**Fayetteville-Perry High School** Number of Students: 226 Student-Teacher Ratio: 15.07	B-	Public	9 - 12
2.84Mi.	**Fayetteville-Perry Middle School** Number of Students: 192 Student-Teacher Ratio: 21.33	B+	Public	6 - 8
2.82Mi.	**Fayetteville-Perry Elementary School** Number of Students: 336 Student-Teacher Ratio: 16.8	C+	Public	KG - 5

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Flood Report

The Subject Property of **229 DORTMUND DR, FAYETTEVILLE, OH 45118-8422** 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	19%	SIGNIFICANTLY LOWER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	114%	HIGHER
OVERALL	127%	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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