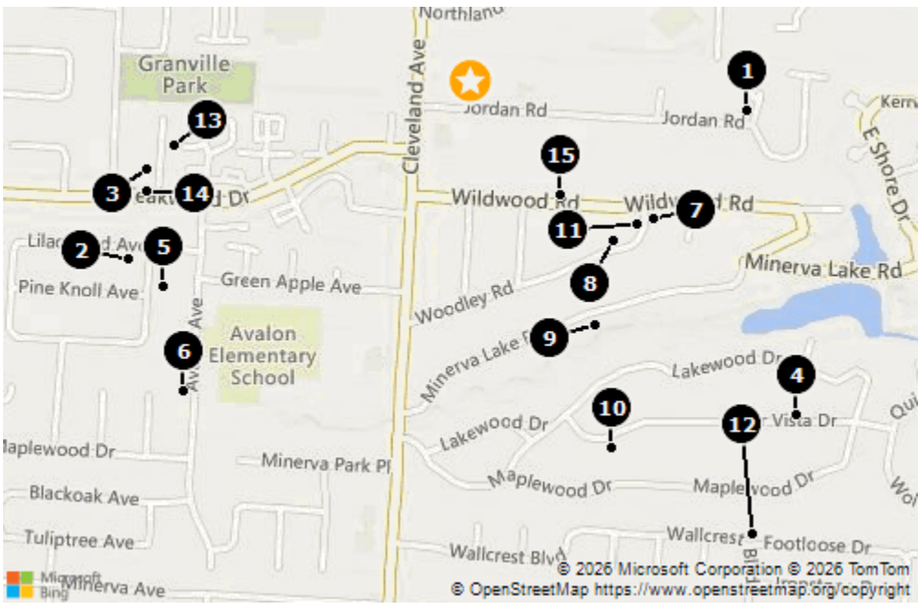
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2526 JORDAN RD, COLUMBUS, OH 43231-4066

County:	**FRANKLIN OH**	Census Tract:	390490071.122010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	113-000195	Thomas Bros Pg-Grid:	

Valuation

Value:	**$333,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$293,040 - $372,960	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	113
Assd Land Value:	$31,430	Market Land Value:	$89,800	Tax Year:	2025
Assd Improvement:	$48,895	Market Improvment Value:	$139,700	Total Taxable Value:	$4,345
Total Assessed Value:	$80,325	Total Assessor Market Value:	$229,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Subdivision: JORDANS SUB
Abbreviated Description: JORDAN RD 120.25 FT W S JORDAN LOT 10
City/Muni/Twp: BLENDON TWP MINERVA PARK CORP

Property Characteristics

Lot Size:	40,556 SF	Bedrooms:	3	Pool:	
Building Area:	1364 SF	Baths:	1	Fireplace:	
Year Built:	1924	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1.5+B	Number of Cars:		A/C:	Central
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2025	Sales Price:	$265,109
Document #:	202508270092950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/16/2023	Sales Price:	$67,150
Document #:	202303160025334 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/16/2023	Sales Price:	$270,000
Document #:	202302160015186 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/10/2023		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: JAMES S JORDAN AND SURVEYED Sec/Twnship/Range: T02Q3R17
Abbreviated Description: PORTION LOT5
City/Muni/Twp: MINERVA PARK

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Prior Transfer

Recording Date:	02/15/2023	Sales Price:	$270,000
Document #:	2144 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Subdivision: JORDANS SUB
Abbreviated Description: JORDAN RD 120.25 FT W S JORDAN LOT 10
City/Muni/Twp: BLENDON TWP MINERVA PARK CORP

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	$67,150
Document #:	202301040000884 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/20/2015	Sales Price:	$80,000
Document #:	201511200164233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/10/2015	Loan Amount:	N/A
Document #:	201511100159216 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2030	Type Finance:	

Legal Description:
Lot: 5 District: 113 Sec/Twnship/Range: T02Q3R17 USML
Abbreviated Description: PART LOT 5
City/Muni/Twp: COLUMBUS

Mortgage Record

Recording Date:	10/08/2003	Loan Amount:	N/A
Document #:	200310080323153 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 5
Abbreviated Description: PART LOT5 SUB 3RD 1/4 TWP02 RNG17 USML

Prior Transfer

Recording Date:	06/18/1999	Sales Price:	N/A
Document #:	199906180155498 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/16/1999		
Document Type:			

Legal Description:
Lot: 5
Abbreviated Description: 3RD QUARTER TWP02 RNG17 USML

Area Sales Analysis

Total Area Sales	$5,205,800	Median # of Bedrooms	3
Median Lot Size	9,270 SF	Median # of Baths	2
Median Living Area	1,377 SF	Median Year Built	1968
Price Range - 2 Yrs	$240,000 to $537,000	Age Range	28 years to 76 years
Median Value	$337,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**5377 PARK LANE CT** **COLUMBUS, OH 43231-4018**	07/09/2026	$355,000	$150	2359	7/3/2	1968	34,527 SF	
		APN: 113-001879 Document #: 202607090082031 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 613 Subdivision: MINERVA PARK WEST MapRef: MB 38 PG 102 Abbreviated Description: Lot:613 Subdivision:MINERVA PARK WEST Map Ref:MB 38 PG 102City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK								
2	.48Mi.	**2227 LILACWOOD AVE** **COLUMBUS, OH 43229-4615**	07/07/2026	$359,000	$180	1985	8/4/3	1984	8,702 SF	
		APN: 010-162243 Document #: 202607070081202 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1446 Block: 12 Subdivision: FOREST PARK EAST SECTION 12 MapRef: MB 46 PG 36 Abbreviated Description: Lot:1446 Block:12 Subdivision:FOREST PARK EAST SECTION 12 Map Ref:MB 46 PG 36City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
3	.42Mi.	**5375 IVYWOOD LN** **COLUMBUS, OH 43229-3909**	06/26/2026	$295,000	$234	1257	7/3/2	1974	7,558 SF	
		APN: 010-157614 Document #: 202606260077013 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: IVY WOOD MapRef: MB 45 PG 57 Abbreviated Description: Lot:13 Subdivision:IVY WOOD Map Ref:MB 45 PG 57City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
4	.57Mi.	**2832 ALDER VISTA DR** **COLUMBUS, OH 43231-4872**	06/25/2026	$425,000	$313	1356	6/3/2	1957	9,451 SF	
		APN: 113-000074 Document #: 202606250075828 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 120 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65&66 Abbreviated Description: Lot:120 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65&66City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK								
5	.46Mi.	**5276 PLUMWOOD ST** **COLUMBUS, OH 43229-4668**	06/23/2026	$410,000	$232	1764	7/3/2	1976	9,729 SF	
		APN: 010-162196 Document #: 202606230075147 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 1399 Subdivision: FOREST PARK EAST SECTION 12 MapRef: MB 46 PG 36 Abbreviated Description: Lot:1399 Subdivision:FOREST PARK EAST SECTION 12 Map Ref:MB 46 PG 36City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

6	.52Mi.	**5177 AVALON AVE** **COLUMBUS, OH 43229-4754**	06/22/2026	$334,000	$210	1590	7/3/2	1973	7,036 SF

APN: 010-150596 Document #: 202606220074209
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 692 Section: 8 Subdivision: FOREST PARK EAST MapRef: MB 40 PG 81 Abbreviated Description: Lot:692 Section:8 Subdivision:FOREST PARK EAST Map Ref:MB 40 PG 81City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

7	.29Mi.	**2701 WOODLEY RD** **COLUMBUS, OH 43231-4837**	06/01/2026	$400,000	$230	1733	7/3/2	1950	9,640 SF

APN: 113-000508 Document #: 202606010063881
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 406 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65 Abbreviated Description: Lot:406 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK

8	.26Mi.	**2666 WOODLEY RD** **COLUMBUS, OH 43231-4839**	05/13/2026	$260,000	$217	1196	5/2/1	1955	8,496 SF

APN: 113-000766 Document #: 202605130056000
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 351 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65 Abbreviated Description: Lot:351 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65City/Muni/Twp:BLENDON City/Muni/Twp: BLENDON

9	.35Mi.	**2655 MINERVA LAKE RD** **COLUMBUS, OH 43231-4867**	04/28/2026	$537,000	$294	1821	7/4/2	1950	28,166 SF

APN: 113-000669 Document #: 202604280048543
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 227&228 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65 Abbreviated Description: Lot:227&228 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK

10	.49Mi.	**2669 ALDER VISTA DR** **COLUMBUS, OH 43231-4840**	03/30/2026	$290,000	$233	1244	7/3/2	1962	8,970 SF

APN: 113-000046 Document #: 202603300035354
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65 Abbreviated Description: Lot:92 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK

11	.27Mi.	**2688 WOODLEY RD** **COLUMBUS, OH 43231-4839**	03/24/2026	$340,000	$303	1120	5/3/1	1961	14,231 SF

APN: 113-000893 Document #: 202603240033877
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 349 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65 Abbreviated Description: Lot:349 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK

12	.66Mi.	**2902 FOOTLOOSE DR** **COLUMBUS, OH 43231-8812**	03/24/2026	$331,300	$222	1492	6/3/1	1998	9,270 SF

APN: 010-242030 Document #: 202603240033272
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: WALTHAM PLACE SECTION 2 MapRef: MB 88 PG 13 Abbreviated Description: Lot:101 Subdivision:WALTHAM PLACE SECTION 2 Map Ref:MB 88 PG 13City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

13	.38Mi.	**5394 IVYWOOD LN** **COLUMBUS, OH 43229-3909**	12/30/2025	$292,500	$232	1257	7/3/2	1972	7,408 SF

APN: 010-157624 Document #: 202512300149386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: RESUBDIVISION OF IVYWOOD MapRef: MB 45 PG 57 Abbreviated Description: Lot:23 Subdivision:RESUBDIVISION OF IVYWOOD Map Ref:MB 45 PG 57City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

14	.43Mi.	**5359 IVYWOOD LN** **COLUMBUS, OH 43229-3909**	12/23/2025	$240,000	$174	1377	6/3/2	1972	8,458 SF

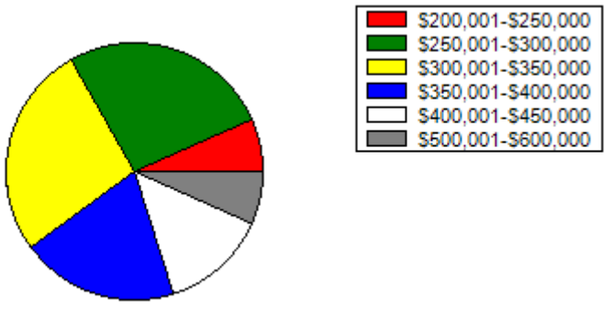
APN: 010-157612 Document #: 202512230147220
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: THE RESUBDIVISION OF IVYWOOD MapRef: MB 45 PG 57 Abbreviated Description: Lot:11 Subdivision:THE RESUBDIVISION OF IVYWOOD Map Ref:MB 45 PG 57City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

15	.17Mi.	**2620 WILDWOOD RD** **COLUMBUS, OH 43231-4830**	12/08/2025	$337,000	$269	1250	4/2/2	1953	17,085 SF

APN: 113-000797 Document #: 202512080140643
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 419&420 Subdivision: MINERVA PARK ADDITION MapRef: MB 18 PG 65&66 Abbreviated Description: Lot:419&420 Subdivision:MINERVA PARK ADDITION Map Ref:MB 18 PG 65&66City/Muni/Twp:MINERVA PARK City/Muni/Twp: MINERVA PARK

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.

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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.	**2526 JORDAN RD**	**02/15/2023**	$229,500	$80,325	1,364	6/3/1	1924	40,556 SF	
.02Mi.	**2536 JORDAN RD**	**06/09/2004**	$335,900	$117,565	2,319	8/3/2	1943	1 SF	
.05Mi.	**2540 JORDAN RD**	**01/05/2023**	$269,200	$94,220	1,848	5/2/1	1970	35,346 SF	
.07Mi.	**2525 JORDAN RD**	**06/06/2022**	$260,900	$91,315	1,310	6/3/1	1923	41,434 SF	
.08Mi.	**2545 JORDAN RD**	**01/10/1992**	$239,200	$83,720	1,300	6/3/2	1978	40,766 SF	
.09Mi.	**2567 JORDAN RD**	**10/09/2020**	$227,600	$79,660	1,451	7/3/1	1962	40,881 SF	
.1Mi.	**2588 JORDAN RD**	**11/10/2005**	$262,000	$91,700	1,300	5/3/2	1958	35,963 SF	
.1Mi.	**2575 JORDAN RD**	**08/21/2023**	$252,300	$88,305	1,500	6/3/2	1945	1 SF	
.11Mi.	**2610 JORDAN RD**	**02/11/2020**	$264,400	$92,540	1,536	6/3/1	1959	33,208 SF	
.12Mi.	**5360 CLEVELAND AVE**	**06/11/2014**	$236,500	$82,775	1,215	6/3/1	1959	15,974 SF	
.12Mi.	**2587 JORDAN RD**	**05/17/2024**	$254,200	$88,970	1,681	6/3/1	1918	1 SF	
.12Mi.	**2530 WILDWOOD RD**	**04/06/2022**	$238,200	$83,370	1,296	6/3/2	1954	11,901 SF	
.13Mi.	**2520 WILDWOOD RD**	**11/21/2023**	$211,300	$73,955	1,232	6/3/1	1953	13,998 SF	
.13Mi.	**2544 WILDWOOD RD**	**08/02/2005**	$222,900	$78,015	1,242	5/3/2	1941	11,038 SF	
.13Mi.	**2552 WILDWOOD RD**	**08/07/1996**	$215,500	$75,425	960	5/2/1	1942	16,032 SF	
.13Mi.	**2620 JORDAN RD**	**01/29/2018**	$277,400	$97,090	1,784	7/3/2	1959	33,754 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	33.4 years old	Households:	8,736
Median Household Income:	$73,139	Households w/Family:	62%
Household Income Per Capita:	$34,792	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Westerville City School District	Students:	14,589
Number of Schools:	24	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Hawthorne Elementary School** Number of Students: 538 Student-Teacher Ratio: 18.91	B+	Public	KG - 5
4.66Mi.	**Heritage Middle School** Number of Students: 592 Student-Teacher Ratio: 13.66	A-	Public	6 - 8
2.93Mi.	**Westerville South High School** Number of Students: 1,509 Student-Teacher Ratio: 16.9 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **2526 JORDAN RD, COLUMBUS, OH 43231-4066** 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	99%	SIMILAR
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	90%	LOWER
OVERALL	81%	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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