ICE SiteX Report

OrderID: 98761686

SiteX Property Information Report



Subject Property Location

2665 STIVING RD, MANSFIELD, OH 44903-8901

County:	**RICHLAND OH**	Census Tract:	0027.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	016-32-277-03-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$297,000**	FSD:	59	Common Confidence Score:	10
Value Range:	$121,770 - $472,230	ICE Confidence Score:	41		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	01632
Assd Land Value:	$14,860	Market Land Value:	$42,470	Tax Year:	2024
Assd Improvement:	$34,460	Market Improvment Value:	$98,470	Total Taxable Value:	$1,836
Total Assessed Value:	$49,320	Total Assessor Market Value:	$140,940	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 District: 9999 Map Ref: MAP 635

Abbreviated Description:	JACKSON TWP SHELBY SD SW A 5.56 LT 6 PT
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	5.560 AC	Bedrooms:	4	Pool:	
Building Area:	1656 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Aluminum siding
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch\Rambler	Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	$168,795
Document #:	202300002294 BK-PG 2855-34	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	N/A
Document #:	202100009207 BK-PG 2629-805	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/15/2021	Loan Amount:	N/A
Document #:	202100000678 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/11/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S35T22R19E
City/Muni/Twp: JACKONS

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Prior Transfer

Recording Date:	01/15/2021	Sales Price:	$165,000 Multiple Parcels Involved in this transaction
Document #:	202100000677 BK-PG 2855-32	Type of Sale:	Arms-Length Transfer
Contract Date:	01/11/2021		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SW4 S35T22R19E
City/Muni/Twp: JACKONS

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	N/A
Document #:	202000016094 BK-PG 2850-700	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/23/2020		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SW4 S35T22R19
City/Muni/Twp: JACKSON

Mortgage Record

Recording Date:	06/11/2018	Loan Amount:	N/A
Document #:	201800006917 BK-PG 2629-0805	Loan Type:	Credit Line (Revolving)
Contract Date:	05/03/2018		
TD Due Date:	05/02/2048	Type Finance:	VAR

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SW4 S35T22R19
City/Muni/Twp: JACKSON

Area Sales Analysis

Total Area Sales	$511,200	Median # of Bedrooms	4
Median Lot Size	12,400 SF	Median # of Baths	2
Median Living Area	1,750 SF	Median Year Built	1971
Price Range - 2 Yrs	$191,200 to $320,000	Age Range	54 years to 56 years
Median Value	$255,600	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	3.7Mi.	**945 LENOX AVE** **MANSFIELD, OH 44906-1657**	10/26/2026	$45,000	$43	1056	6/3/1	1936	6,900 SF	
		APN: 026-11-033-14-000 Document #: 202600012592 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 352 Subdivision: COUNTRY CLUB ADDITION Abbreviated Description: Lot:352 Subdivision:COUNTRY CLUB ADDITION City/Muni/Twp:MADISON City/Muni/Twp: MADISON								
2	4.16Mi.	**601 DEAN RD** **MANSFIELD, OH 44906-**	10/23/2026	$195,900	$191	1026	3//	2024	10,402 SF	
		APN: 027-04-500-41-005 Document #: 202600012561 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 18201 Abbreviated Description: Abbreviated Description:PORTION LOT18201 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
3	4.6Mi.	**75 ROBERTS DR** **SHELBY, OH 44875-1823**	10/22/2026	$160,500	$151	1064	5/3/1	1954	11,678 SF	
		APN: 017-80-225-07-000 Document #: 202600012507 Document Type: Fiduciary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2790 Abbreviated Description: Lot:2790 City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
4	5.13Mi.	**21 3RD ST** **SHELBY, OH 44875-1307**	10/28/2026	$145,000	$87	1664	8/4/1	1900	15,111 SF	
		APN: 046-08-018-01-000 Document #: 202600012726 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 601 Subdivision: DIANA ROTHS REPLAT MapRef: MB 3 PG 4 Abbreviated Description: Lot:601 Subdivision:DIANA ROTHS REPLAT Map Ref:MB 3 PG 4City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
5	5.54Mi.	**96 GLENWOOD BLVD** **MANSFIELD, OH 44906-3210**	10/23/2026	$133,750	$74	1802	6/3/1	1925	7,000 SF	
		APN: 027-02-006-03-000 Document #: 202600012545 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 6159 MapRef: VOL 8 PG 33 Abbreviated Description: Lot:6159 Map Ref:VOL 8 PG 33City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
6	5.72Mi.	**966 SHEIRER RD** **MANSFIELD, OH 44903-7778**	10/26/2026	$650,000	$159	4088	7/4/3	1985	236,966 SF	P
		APN: 037-28-062-14-003 Document #: 202600012579 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S35T21R19 Abbreviated Description: Sec/Twnship/Range:NW4 S35T21R19 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
7	5.73Mi.	**94 SHARON ST** **SHELBY, OH 44875-1147**	10/23/2026	$78,000	$36	2164	12/6/2	1932	5,641 SF	
		APN: 046-08-110-04-000 Document #: 202600012558 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 673&674 Subdivision: MAPLEWOOD SUBDIVISION MapRef: VOL 2&3 PG 31 Abbreviated Description: Lot:673&674 Subdivision:MAPLEWOOD SUBDIVISION Map Ref:VOL 2&3 PG 31City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
8	5.91Mi.	**479 MARION AVE** **MANSFIELD, OH 44903-2050**	10/28/2026	$205,000	$96	2128	7/3/1	1916	9,749 SF	
		APN: 027-02-058-14-000 Document #: 202600012718 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3184 MapRef: MB 4 PG 50 Abbreviated Description: Lot:3184 Map Ref:MB 4 PG 50City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
9	6.07Mi.	**1400 MARION AVE** **MANSFIELD, OH 44906-3439**	10/23/2026	$293,000	$142	2060	6/2/2	1930	42,981 SF	
		APN: 026-11-023-02-000 Document #: 202600012559								

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Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ALTA VISTA ALLOTMENT MapRef: VOL 15 PG 28 Abbreviated Description: Lot:3 Subdivision:ALTA VISTA ALLOTMENT Map Ref:VOL 15 PG 28City/Muni/Twp:MADISON City/Muni/Twp: MADISON

10	6.96Mi.	**158 FORD ST** **MANSFIELD, OH 44902-7826**	10/21/2026	$115,000	$128	896	5/2/1	1900	7,392 SF

APN: 027-06-116-07-000 Document #: 202600012457
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1637 Abbreviated Description: Lot:1637 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

11	7.07Mi.	**126 RUSTIC LN** **MANSFIELD, OH 44907-1620**	10/28/2026	$150,000	$111	1348	6/3/1	1962	11,622 SF

APN: 027-07-054-17-000 Document #: 202600012722
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14044 MapRef: VOL 19 PG 10 Abbreviated Description: Map Ref:VOL 19 PG 10Abbreviated Description:LOT 14045; POR LOTS14044&14045 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

12	7.34Mi.	**99 RIDGEWOOD BLVD** **MANSFIELD, OH 44907-2033**	10/23/2026	$172,000	$125	1371	5/2/1	1950	14,479 SF

APN: 027-07-011-13-000 Document #: 202600012568
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 13838 MapRef: VOL 15 PG 11 Abbreviated Description: Lot:13838 Map Ref:VOL 15 PG 11City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

13	7.39Mi.	**165 RAMBLESIDE DR** **MANSFIELD, OH 44907-2029**	10/22/2026	$128,500	$136	944	5/3/1	1951	9,152 SF

APN: 027-07-003-10-000 Document #: 202600012501
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 13965 MapRef: VOL 15 PG 11 Abbreviated Description: Lot:13965 Map Ref:VOL 15 PG 11Abbreviated Description:LOT 13966 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

14	7.5Mi.	**1276 WOLFORD RD** **MANSFIELD, OH 44903-9262**	10/21/2026	$182,500	$99	1840	9/4/2	1900	55,539 SF

APN: 025-09-032-03-000 Document #: 202600012472
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S01T21R18 Abbreviated Description: Sec/Twnship/Range:SW4 S01T21R18 City/Muni/Twp:MADISON City/Muni/Twp: MADISON

15	7.62Mi.	**871 GREENFIELD DR** **LEXINGTON, OH 44904-1848**	10/26/2026	$190,000	$151	1260	5/2/2	1997	6,355 SF

APN: 056-92-190-11-027 Document #: 202600012581
Document Type: Fiduciary Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 22722 MapRef: VOL 26 PG 74 Abbreviated Description: Lot:22722 Map Ref:VOL 26 PG 74City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

16	7.66Mi.	**1085 JANE AVE** **MANSFIELD, OH 44905-2120**	10/26/2026	$172,500	$166	1040	5/3/1	1960	7,985 SF

APN: 025-09-155-07-000 Document #: 202600012583
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: HALLABRIN ALLOTMENT MapRef: VOL 18 PG 145 Abbreviated Description: Lot:24 Subdivision:HALLABRIN ALLOTMENT Map Ref:VOL 18 PG 145City/Muni/Twp:MADISON City/Muni/Twp: MADISON

17	7.69Mi.	**824 RED OAK TRL** **MANSFIELD, OH 44904-1850**	10/23/2026	$157,000	$123	1280	4/2/1	1974	SF

APN: 056-92-179-08-000 Document #: 202600012552
Document Type: Warranty Deed Price Code: Q
Land Use: Condominium Unit (Residential)
Legal: Subdivision: BELMONT TERRACE CONDOMINIUM NO 2 Legal Unit: 1 MapRef: VOL 24 PG 28 Abbreviated Description: Subdivision:BELMONT TERRACE CONDOMINIUM NO 2 Legal Unit:1 Map Ref:VOL 24 PG 28City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

18	8.15Mi.	**3 WALKER AVE N** **MANSFIELD, OH 44905-3030**	10/22/2026	$171,500	$229	750	5/2/1	1943	12,001 SF

APN: 025-09-295-14-000 Document #: 202600012511
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: WOOSTER HEIGHTS ALLOTMENT MapRef: VOL 14 PG 11 Abbreviated Description: Lot:65 Subdivision:WOOSTER HEIGHTS ALLOTMENT Map Ref:VOL 14 PG 11City/Muni/Twp:MADISON City/Muni/Twp: MADISON

19	8.17Mi.	**1882 RED OAK DR** **MANSFIELD, OH 44904-1709**	10/23/2026	$285,000	$223	1276	7/3/1	1956	13,700 SF

APN: 053-37-093-09-000 Document #: 202600012570
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: MEADOWOOD SUBDIVISION MapRef: MB 18 PG 176 Abbreviated Description: Lot:16 Subdivision:MEADOWOOD SUBDIVISION Map Ref:MB 18 PG 176City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON

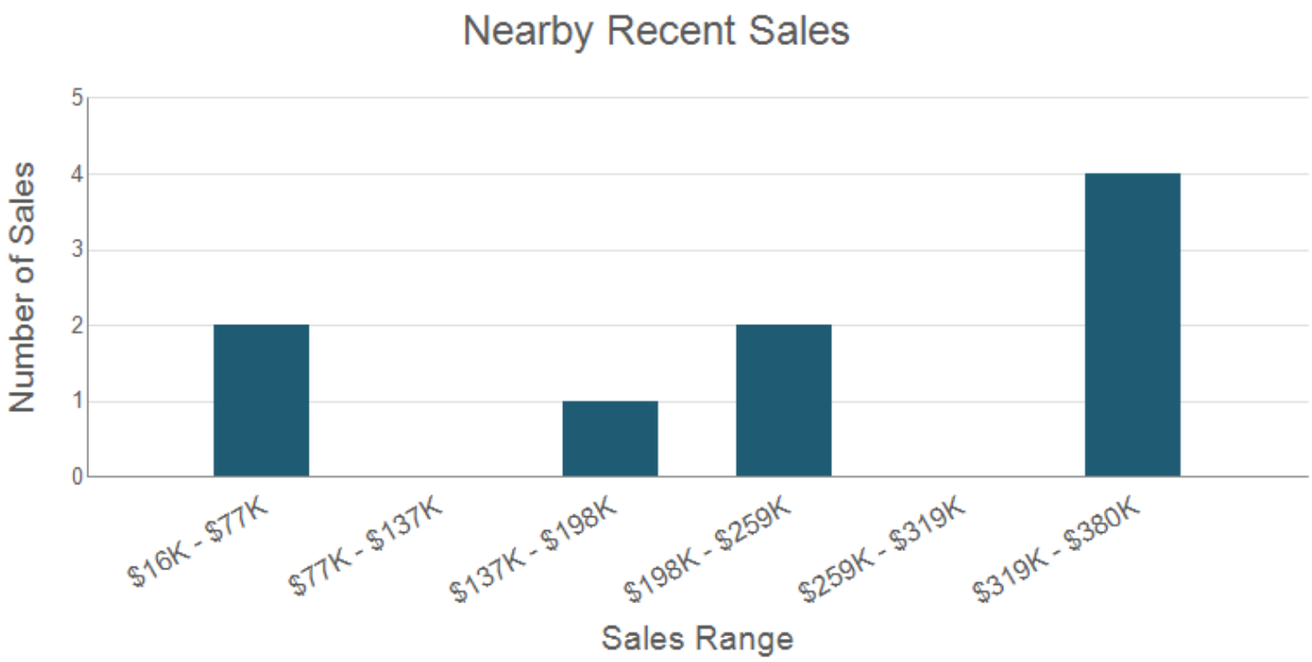
20	8.28Mi.	**393 VERNON RD** **MANSFIELD, OH 44905-2738**	10/26/2026	$172,000	$131	1314	5/3/1	1942	16,479 SF

APN: 025-09-158-08-000 Document #: 202600012595
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: HARPCREST ALLOTMENT Abbreviated Description: Lot:38 Subdivision:HARPCREST ALLOTMENT City/Muni/Twp:MADISON City/Muni/Twp: MADISON

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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.	**2665 STIVING RD**	**01/15/2021**	$140,940	$49,320	1,656	7/4/1	1960	6 SF	
.05Mi.	**2625 STIVING RD**	**04/25/2016**	$163,290	$57,150	2,544	4/2/1	1967	7 SF	
.1Mi.	**2547 STIVING RD**	**09/13/2022**	$113,580	$39,750	1,448	7/2/1	1972	3 SF	
.12Mi.	**2689 STIVING RD**	**03/10/2014**	$101,780	$35,630	1,332	4/2/1	1950	30,928 SF	
.12Mi.	**2539 STIVING RD**	**01/26/2018**	$21,650	$7,580	1,860	8/3/2	1957	3 SF	
.14Mi.	**2691 STIVING RD**	**09/10/2021**	$91,320	$31,960	1,040	5/2/1	1962	23,000 SF	
.14Mi.	**2519 STIVING RD**	**06/17/2024**	$47,540	$16,640	864	5/3/1	1956	3 SF	
.15Mi.	**2638 STIVING RD**		$82,430	$28,850	1,008	5/3/1	1957	35,719 SF	
.17Mi.	**2721 STIVING RD**	**07/07/2023**	$140,540	$49,190	1,908	8/4/2	1972	22,651 SF	
.17Mi.	**2515 STIVING RD**	**04/20/2005**	$87,320	$30,570	1,124	5/2/1	1940	1 SF	
.18Mi.	**2674 STIVING RD**	**05/20/2019**	$236,320	$82,720	4,896	7/5/3	1958	2 SF	
.2Mi.	**2737 STIVING RD**	**03/27/2025**	$83,390	$29,190	960	5/3/1	1965	22,651 SF	
.2Mi.	**2516 STIVING RD**	**03/25/2022**	$39,670	$13,890	1,342	6/3/2	1940	1 SF	
.21Mi.	**2499 STIVING RD**	**07/17/2014**	$129,180	$45,210	1,469	6/3/1	1940	7 SF	
.24Mi.	**2753 STIVING RD**	**03/04/2010**	$101,530	$35,540	1,532	6/3/1	1968	23,087 SF	
.25Mi.	**2528 SPRINGMILL WEST RD**	**06/11/2015**	$272,270	$95,290	1,552	7/4/2	1980	13 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.8 years old	Households:	11,477
Median Household Income:	$61,426	Households w/Family:	60%
Household Income Per Capita:	$30,737	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Shelby City School District	Students:	1,794
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.80Mi.	**Shelby Middle School** Number of Students: 474 Student-Teacher Ratio: 19.89	B	Public	5 - 8
5.69Mi.	**Auburn Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 4

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5.80Mi. **Dowds Elementary School** Number of Students: 866 Student-Teacher Ratio: 20.38		B	Public	KG - 4
5.00Mi. **Little Whippets Preschool** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	PK - PK
6.04Mi. **Shelby High School** Number of Students: 454 Student-Teacher Ratio: 16.71		B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	91%	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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