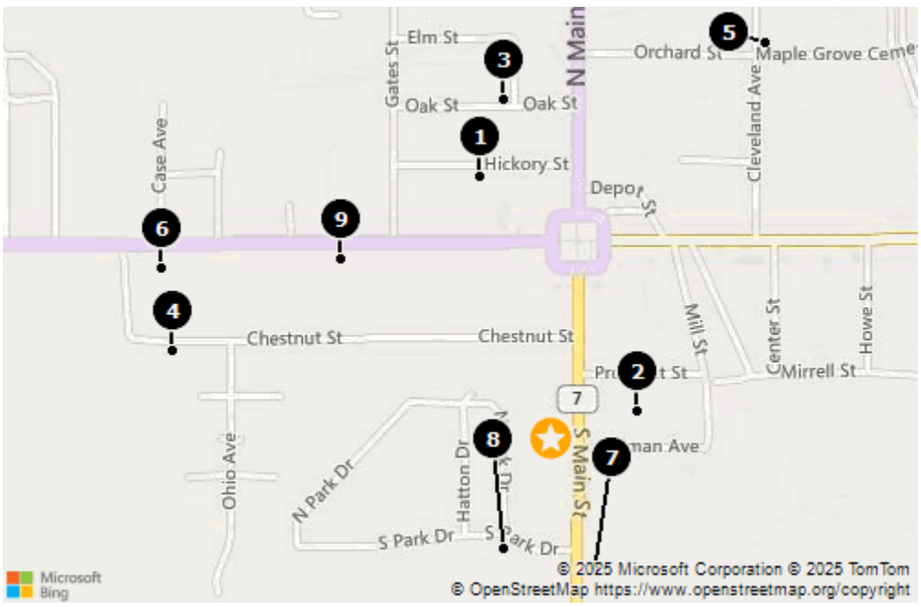
ICE SiteX Report

OrderID: 95854859

SiteX Property Information Report



Subject Property Location

284 S MAIN ST, ANDOVER, OH 44003-9680

County:	**ASHTABULA OH**	Census Tract:	390070013.013012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-013-30-019-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	5
Value Range:	$202,350 - $223,650	Confidence Score:	95

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	02
Assd Land Value:	$10,820	Market Land Value:	$30,900	Tax Year:	2024
Assd Improvement:	$26,010	Market Improvment Value:	$74,300	Total Taxable Value:	$1,464
Total Assessed Value:	$36,830	Total Assessor Market Value:	$105,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 02
Abbreviated Description: 26 W
City/Muni/Twp: ANDOVER VILLAGE

Property Characteristics

Lot Size:	35,109 SF	Bedrooms:	3	Pool:	
Building Area:	2366 SF	Baths:	1	Fireplace:	
Year Built:	1880	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	4	A/C:	
Style:	Traditional	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	N/A
Document #:	2022-00012894 BK-PG 684-541	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2022	Sales Price:	$202,500
Document #:	2022-00010841 BK-PG 782-1208	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 26 Subdivision: CONNECTICUT WESTERN RESERVE Sec/Twnship/Range: T09R01
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	$202,500
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
District: 02
Abbreviated Description: 26 W
City/Muni/Twp: ANDOVER VILLAGE

ICE SiteX Report

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Mortgage Record

Recording Date:	06/06/2019	Loan Amount:	N/A
Document #:	201900005166 BK-PG 684-0541	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 26 Subdivision: ANDOVER VILLAGE Sec/Twnship/Range: T09R01
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	10/20/2015	Sales Price:	N/A
Document #:	201500010771 BK-PG 486-1544	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2015	Sales Price:	$60,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/19/2015	Loan Amount:	N/A
Document #:	201500010724 BK-PG 598-2467	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 26 Subdivision: CONNECTICUT WESTERN RESERVE Sec/Twnship/Range: T09R01
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	10/19/2015	Sales Price:	$60,000
Document #:	201500010723 BK-PG 598-2464	Type of Sale:	Full Amount on Deed
Contract Date:	10/16/2015		
Document Type:	Warranty Deed		

Legal Description:
Lot: 26 Sec/Twnship/Range: T09R01 CWR
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	01/21/2015	Sales Price:	N/A
Document #:	201500000617 BK-PG 580-1978	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/15/2015		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 26 Subdivision: CONNECTICUT WESTERN RESERVE Sec/Twnship/Range: T09R01
City/Muni/Twp: ANDOVER

Mortgage Record

Recording Date:	12/09/2010	Loan Amount:	N/A
Document #:	2010-00011418 BK-PG 486-1544	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 26 Subdivision: ANDOVER VILLAGE Sec/Twnship/Range: S00T09R01 CWR
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	12/08/2010	Sales Price:	$47,000
Document #:	2010-00011378 BK-PG 486-1366	Type of Sale:	Full Amount on Deed
Contract Date:	12/06/2010		
Document Type:	Survivorship Deed		

Legal Description:
Lot: 26 Subdivision: ANDOVER VILLAGE Sec/Twnship/Range: S00T09R01 CWR
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	03/09/2009	Sales Price:	N/A
Document #:	2009-00002223 BK-PG 450-0338	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2009		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 26
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	03/09/2009	Sales Price:	N/A
Document #:	2009-00002222 BK-PG 450-0335	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2009		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 26
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	09/21/2007	Sales Price:	$58,000
Document #:	200700012988 BK-PG 418-0611	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2007		
Document Type:	Warranty Deed		

ICE SiteX Report

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Legal Description:
Lot: 26
Abbreviated Description: R1 T9 CWR
City/Muni/Twp: ANDOVER

Prior Transfer

Recording Date:	02/15/2006	Sales Price:	$66,000
Document #:	200600002356 BK-PG 365-0671	Type of Sale:	Full Amount on Deed
Contract Date:	12/27/2005		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 26
Abbreviated Description: PART ORIGINAL TWP LOT26
City/Muni/Twp: ANDOVER

Mortgage Record

Recording Date:	04/22/2003	Loan Amount:	N/A
Document #:	200300007996 BK-PG 245-0562	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Lot: 26
Abbreviated Description: PART ORIGINAL TWP LOT26
City/Muni/Twp: ANDOVER

Area Sales Analysis

Total Area Sales	$1,524,800	Median # of Bedrooms	3
Median Lot Size	20,909 SF	Median # of Baths	1
Median Living Area	1,566 SF	Median Year Built	1937
Price Range - 2 Yrs	$106,000 to $295,000	Age Range	34 years to 135 years
Median Value	$150,000	Median Age	88 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**159 HICKORY ST** **ANDOVER, OH 44003-**	10/10/2025	$170,900	$93	1823	8/4/2	1900	11,238 SF	
		APN: 02-013-10-170-00 Document #: 2025-00009846 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14&15 Subdivision: CS MARVINS PLAT MapRef: VOL 2 PG 21 Abbreviated Description: Subdivision:CS MARVINS PLAT Map Ref:VOL 2 PG 21Abbreviated Description:PORTION LOTS14&15 City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
2	.09Mi.	**135 STILLMAN AVE** **ANDOVER, OH 44003-6512**	11/22/2024	$249,900	$156	1598	5/3/2	1937	34,761 SF	
		APN: 02-013-40-077-00 Document #: 2024-00010474 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 MapRef: VOL 98 PG 4800 Sec/Twnship/Range: T9NR1W Abbreviated Description: Lot:26 Map Ref:VOL 98 PG 4800Sec/Twnship/Range:T9NR1W								
3	.43Mi.	**140 OAK ST** **ANDOVER, OH 44003-9305**	11/06/2024	$120,000	$121	987	7/3/1	1890	20,909 SF	
		APN: 02-013-10-127-00 Document #: 2024-00009840 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: MARVIN PLAT 1 Abbreviated Description: Lot:46 Subdivision:MARVIN PLAT 1								
4	.47Mi.	**339 CHESTNUT ST** **ANDOVER, OH 44003-9457**	07/31/2024	$110,000	$102	1068	4/2/1	1991	12,197 SF	
		APN: 02-013-21-063-00 Document #: 2024-00006602 Document Type: Fiduciary Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WESTVIEW PARK ALLOTMENT MapRef: VOL 11 PG 2 Abbreviated Description: Lot:1 Subdivision:WESTVIEW PARK ALLOTMENT Map Ref:VOL 11 PG 2City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
5	.55Mi.	**320 CLEVELAND AVE** **ANDOVER, OH 44003-6503**	07/03/2024	$176,000	$99	1768	7/3/2	1960	16,553 SF	
		APN: 02-013-20-030-00 Document #: 2024-00005717 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Subdivision: E W MORLEY PLAT AND SUBDIVISION MapRef: VOL 4 PG 14 Abbreviated Description: Subdivision:E W MORLEY PLAT AND SUBDIVISION Map Ref:VOL 4 PG 14Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
6	.52Mi.	**329 US ROUTE 6** **ANDOVER, OH 44003-**	06/25/2024	$150,000	$95	1566	5/2/1	1900	21,780 SF	
		APN: 01-026-00-001-00 Document #: 2024-00005424 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: C S MARVINS VILLAGE PLAT NO TWO MapRef: VOL 2 PG 33 Abbreviated Description: Lot:56 Subdivision:C S MARVINS VILLAGE PLAT NO TWO Map Ref:VOL 2 PG 33City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
7	.17Mi.	**425 S MAIN ST** **ANDOVER, OH 44003-9778**	06/24/2024	$147,000	$103	1418	5/3/1	1960	29,969 SF	
		APN: 02-013-40-104-00 Document #: 2024-00005371 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Sec/Twnship/Range: T09T01 Abbreviated Description: Sec/Twnship/Range:T09T01 Abbreviated Description:PORTION LOT26 City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
8	.15Mi.	**148 S PARK DR** **ANDOVER, OH 44003-9543**	06/13/2024	$295,000	$137	2139	7/3/2	1988	20,909 SF	
		APN: 02-015-00-001-00 Document #: 2024-00005012 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: SOUTH PARK ESTATES SUBDIVISION MapRef: VOL 12 PG 82 Abbreviated Description: Lot:48 Subdivision:SOUTH PARK ESTATES SUBDIVISION Map Ref:VOL 12 PG 82City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER								
9	.33Mi.	**231 W MAIN ST** **ANDOVER, OH 44003-9727**	05/21/2024	$106,000	$82	1288	6/3/1	1915	23,457 SF	
		APN: 02-013-30-069-00 Document #: 2024-00004244 Document Type: Warranty Deed Price Code: D								

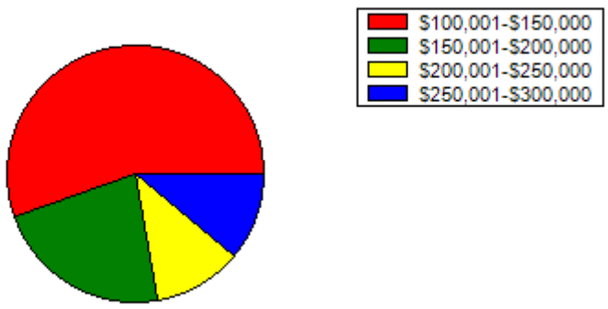
ICE SiteX Report

OrderID: 95854859

Land Use: Single Family Residential
Legal: Lot: 26 Sec/Twnship/Range: T09NR01W Abbreviated Description: Lot:26 Sec/Twnship/Range:T09NR01W City/Muni/Twp:ANDOVER City/Muni/Twp: ANDOVER

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.

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.	**284 S MAIN ST**	**09/22/2022**	$105,200	$36,830	2,366	7/3/1	1880	35,109 SF	
.02Mi.	**270 S MAIN ST**	**12/07/2015**	$68,000	$23,810	2,690	9/6/2	1880	41,382 SF	
.04Mi.	**310 S MAIN ST**	**09/16/2022**	$144,600	$50,620	2,478	8/4/2	1890	23,522 SF	Yes
.05Mi.	**250 S MAIN ST**	**02/27/2020**	$216,700	$75,850	2,654	5/2/2	1931	1 SF	
.05Mi.	**320 S MAIN ST**	**07/05/2005**	$76,500	$26,780	818	4/2/1	1950	17,424 SF	
.06Mi.	**285 S MAIN ST**	**02/27/2024**	$102,100	$35,740	1,291	7/3/1	1930	25,308 SF	
.06Mi.	**275 S MAIN ST**		$127,800	$44,740	1,536	6/3/1	1910	18,295 SF	
.06Mi.	**131 S PARK DR**	**10/07/2022**	$311,200	$108,930	2,720	7/3/2	1989	4 SF	
.06Mi.	**265 S MAIN ST**	**06/01/2021**	$105,000	$36,760	1,080	4/2/1	1890	19,171 SF	
.06Mi.	**311 S MAIN ST**	**07/20/2020**	$176,000	$61,610	1,968	6/3/1	1950	24,394 SF	
.07Mi.	**224 S MAIN ST**	**09/10/2015**	$124,000	$43,400	1,800	8/3/1	1928	22,651 SF	
.07Mi.	**S PARK DR**	**07/29/2020**	$4,300	$1,510				7,405 SF	
.07Mi.	**325 S MAIN ST**	**11/07/1997**	$115,200	$40,320	1,717	7/3/1	1930	16,988 SF	
.08Mi.	**350 S MAIN ST**	**11/28/2017**	$227,600	$79,660	2,225	5/2/3	1954	1 SF	
.09Mi.	**341 S MAIN ST**	**09/22/2021**	$159,400	$55,790	1,882	8/4/2	1932	26,572 SF	
.09Mi.	**328 HATTON DR**		$135,200	$47,320	1,488	6/3/2	1990	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	36.1 years old	Households:	1,618
Median Household Income:	$62,250	Households w/Family:	71%
Household Income Per Capita:	$29,262	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Pymatuning Valley Local School District	Students:	1,049
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Pymatuning Valley High School** Number of Students: 294 Student-Teacher Ratio: 15.47 Advanced Placement: Yes	C+	Public	9 - 12
0.92Mi.	**Pymatuning Valley Middle School** Number of Students: 358 Student-Teacher Ratio: 21.06	C+	Public	5 - 8
0.80Mi.	**Pymatuning Valley Primary Elementary School** Number of Students: 397 Student-Teacher Ratio: 22.06	A-	Public	PK - 4

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	26%	SIGNIFICANTLY LOWER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	141%	NOTABLY HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	122%	HIGHER
OVERALL	159%	NOTABLY 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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