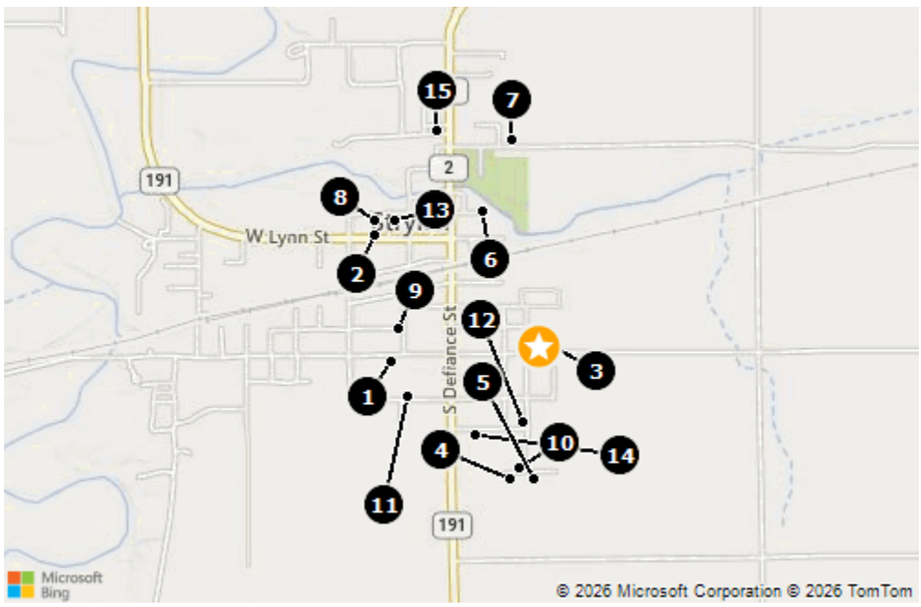
ICE SiteX Report

OrderID: 98508758

SiteX Property Information Report



Subject Property Location

303 E CURTIS ST, STRYKER, OH 43557-9469

County:	**WILLIAMS OH**	Census Tract:	391719505.002027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	064-040-17-034.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	11	Common Confidence Score:	65
Value Range:	$84,550 - $105,450	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,730	Market Land Value:	$13,500	Tax Year:	2025
Assd Improvement:	$29,650	Market Improvment Value:	$84,700	Total Taxable Value:	$1,436
Total Assessed Value:	$34,380	Total Assessor Market Value:	$98,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 128
Abbreviated Description: R.4 T.6 S.4 O L 48-D .30A 128-00500-000

Property Characteristics

Lot Size:	12,981 SF	Bedrooms:	3	Pool:	
Building Area:	1280 SF	Baths:	1	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	1	Number of Cars:	2	A/C:	N
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	202100003263 BK-PG 344 -4692	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/26/2021		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4SW4 S04T06NR04E
City/Muni/Twp: STRYKER

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 128
Abbreviated Description: R.4 T.6 S.4 O L 48-D .30A 128-00500-000

Prior Transfer

Recording Date:	02/20/2019	Sales Price:	$78,500
Document #:	201900052101 BK-PG 227-1432	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	02/13/2019	Sales Price:	$97,500
Document #:	201900052005 BK-PG 330 -1215	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/08/2019		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4SW4 S04T06NR04E
City/Muni/Twp: STRYKER

Prior Transfer

Recording Date:	07/30/2007	Sales Price:	$39,690
Document #:	200700075579 BK-PG 226-0467	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/16/2007	Loan Amount:	N/A
Document #:	200700075285 BK-PG 227-1432	Loan Type:	Unknown
TD Due Date:	08/01/2037	Type Finance:	

Legal Description:
Lot: 48-D Sec/Twnship/Range: SE4SW4 S04T06NR04E
City/Muni/Twp: STRYKER

Mortgage Record

Recording Date:	06/05/2007	Loan Amount:	N/A
Document #:	200700074435 BK-PG 226-0467	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 48-D Sec/Twnship/Range: SE4SW4 S04T06NR04E
City/Muni/Twp: STRYKER

Prior Transfer

Recording Date:	06/05/2007	Sales Price:	$44,100
Document #:	200700074434 BK-PG 226 -0463	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/2007		
Document Type:			

Legal Description:
Lot: 48-D Sec/Twnship/Range: SE4SW4 S04T06NR04E
City/Muni/Twp: STRYKER

Area Sales Analysis

Total Area Sales	$2,118,150	Median # of Bedrooms	3
Median Lot Size	9,714 SF	Median # of Baths	1
Median Living Area	1,212 SF	Median Year Built	1957
Price Range - 2 Yrs	$20,000 to $209,900	Age Range	23 years to 106 years
Median Value	$149,500	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**205 W CURTIS ST** **STRYKER, OH 43557-9527**	09/08/2026	$191,500	$98	1950	7/2/2	1949	14,680 SF	
		APN: 064-090-07-009.000 Document #: 202600003451 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S09T06NR04E Abbreviated Description: Sec/Twnship/Range:NW4 S09T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER								
2	.49Mi.	**304 W LYNN ST** **STRYKER, OH 43557-8401**	07/30/2026	$95,000	$87	1080	6/3/1	1920	7,449 SF	
		APN: 064-040-11-010.000 Document #: 202600002872 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: TINGLEYS ADDITION Abbreviated Description: Lot:18 Subdivision:TINGLEYS ADDITION Abbreviated Description:PORTION LOT18 City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER								
3	.04Mi.	**307 E CURTIS ST** **STRYKER, OH 43557-9469**	07/20/2026	$182,000	$107	1696	7/3/1	1959	12,981 SF	
		APN: 064-040-17-036.000 Document #: 202600002670 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S04T06NR04E Abbreviated Description: Sec/Twnship/Range:SW4 S04T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER								
4	.33Mi.	**200 TYLER LN** **STRYKER, OH 43557-9200**	05/12/2026	$200,000	$128	1562	6/3/2	2000	9,583 SF	
		APN: 064-090-01-009.013 Document #: 202600001655 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TIFFIN RIDGE SUBDIVISION MapRef: SL 241 Sec/Twnship/Range: NW4 S09T06NR04E Abbreviated Description: Lot:15 Subdivision:TIFFIN RIDGE SUBDIVISION Map Ref:SL 241Sec/Twnship/Range:NW4 S09T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER								
5	.32Mi.	**302 TYLER LN** **STRYKER, OH 43557-9202**	05/07/2026	$195,750	$161	1210	6/3/2	2000	9,714 SF	
		APN: 064-090-01-009.009 Document #: 202600001586 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TIFFIN RIDGE SUBDIVISION Sec/Twnship/Range: NW4 S09T06NR04E Abbreviated Description: Lot:11 Subdivision:TIFFIN RIDGE SUBDIVISION Sec/Twnship/Range:NW4 S09T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER								
6	.36Mi.	**109 E MULBERRY ST** **STRYKER, OH 43557-7740**	04/17/2026	$66,000	$65	1008	5/2/1	1940	18,034 SF	
		APN: 064-040-08-021.000 Document #: 202600001300 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Sec/Twnship/Range: SW4 S04T06NR04E Abbreviated Description: Sec/Twnship/Range:SW4 S04T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

7	.5Mi.	**115 ROAD ST** **STRYKER, OH 43557-9463**	03/16/2026	$178,500	$148	1200	5/3/1	2003	12,197 SF	

APN: 064-040-01-056.003 Document #: 202600000845
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Section: 4 Abbreviated Description: Lot:30 Section:4 Abbreviated Description:PORTION LOT30; POR SEC4 City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

8	.5Mi.	**305 W MULBERRY ST** **STRYKER, OH 43557-7759**	01/22/2026	$149,500	$123	1209	5/3/1	1920	13,852 SF	

APN: 064-040-11-003.000 Document #: 202600000250
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: TINGLEYS ADDITION Abbreviated Description: Lot:12 Subdivision:TINGLEYS ADDITION Abbreviated Description:PORTION LOT12 City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

9	.13Mi.	**108 CHURCH ST** **STRYKER, OH 43557-7706**	01/12/2026	$70,000	$57	1212	5/3/1	1920	9,191 SF	

APN: 064-040-23-004.000 Document #: 202600000113
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WERUMS ADDITION Abbreviated Description: Lot:9 Subdivision:WERUMS ADDITION City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

10	.3Mi.	**203 TYLER LN** **STRYKER, OH 43557-9201**	10/01/2025	$170,000	$149	1136	5/3/1	2000	11,195 SF	

APN: 064-090-01-009.015 Document #: 202500004600
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: TIFFIN RIDGE SUBDIVISION MapRef: SL 241 Sec/Twnship/Range: NW4 S09T06NR04E Abbreviated Description: Lot:2 Subdivision:TIFFIN RIDGE SUBDIVISION Map Ref:SL 241Sec/Twnship/Range:NW4 S09T06NR04E City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

11	.34Mi.	**114 W ALLISON ST** **STRYKER, OH 43557-9532**	09/23/2025	$145,000	$117	1237	5/3/1	1928	8,712 SF	

APN: 064-090-07-031.000 Document #: 202500004470
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: ALLISONS FIRST ADDITION Abbreviated Description: Lot:9 Subdivision:ALLISONS FIRST ADDITION City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

12	.19Mi.	**704 MAPLE ST** **STRYKER, OH 43557-9535**	08/14/2025	$20,000	$15	1298	5/2/1	1959	8,712 SF	

APN: 064-090-04-010.000 Document #: 202500003887
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: ALLISONS SECOND ADDITION Abbreviated Description: Lot:13 Subdivision:ALLISONS SECOND ADDITION City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

13	.47Mi.	**203 W MULBERRY ST** **STRYKER, OH 43557-7742**	08/13/2025	$145,000	$92	1561	5/3/1	1957	5,314 SF	

APN: 064-040-10-001.000 Document #: 202500003870
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

14	.27Mi.	**104 CHERRY ST** **STRYKER, OH 43557-7702**	06/09/2025	$100,000	$89	1112	6/2/1	1961	9,757 SF	

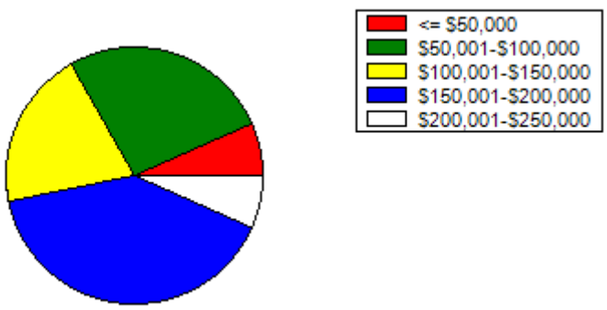
APN: 064-090-01-017.000 Document #: 202500002573
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22&23 Subdivision: ALLISONS SECOND ADDITION Abbreviated Description: Lot:22&23 Subdivision:ALLISONS SECOND ADDITION

15	.58Mi.	**102 PEARL ST** **STRYKER, OH 43557-9541**	06/09/2025	$209,900	$149	1404	5/3/2	1955	8,843 SF	Yes

APN: 064-040-03-011.000 Document #: 202500002557
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&4 Subdivision: DAVID WHITES ADDITION Abbreviated Description: Lot:3&4 Subdivision:DAVID WHITES ADDITION City/Muni/Twp:STRYKER City/Muni/Twp: STRYKER

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.

ICE SiteX Report

OrderID: 98508758

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.	**303 E CURTIS ST**	**06/16/2021**	$98,200	$34,380	1,280	5/3/1	1969	12,981 SF	
.02Mi.	**301 E CURTIS ST**	**09/23/2022**	$70,400	$24,640	1,255	4/2/1	1952	10,890 SF	
.02Mi.	**305 E CURTIS ST**	**11/07/2013**	$160,700	$56,250	1,937	6/3/1	1966	13,242 SF	
.03Mi.	**503 MAPLE ST**	**05/04/2010**	$149,100	$52,190	1,320	5/3/1	1955	26,572 SF	
.04Mi.	**307 E CURTIS ST**	**09/04/2024**	$116,400	$40,750	1,696	7/3/1	1959	12,981 SF	
.04Mi.	**304 E CURTIS ST**	**10/02/2014**	$169,600	$59,370	1,674	7/3/2	1971	13,896 SF	
.04Mi.	**207 E CURTIS ST**	**05/15/2025**	$118,300	$41,410	2,159	8/4/1	1920	17,642 SF	
.05Mi.	**206 E CURTIS ST**	**03/23/2016**	$145,400	$50,890	1,536	5/2/2	1962	12,763 SF	Yes
.06Mi.	**401 E CURTIS ST**	**04/27/2017**	$125,600	$43,970	1,040	5/3/1	1960	16,117 SF	
.06Mi.	**603 MAPLE ST**	**03/29/2019**	$103,100	$36,090	1,374	6/3/2	1954	10,367 SF	
.06Mi.	**602 MOYER AVE**	**11/07/2025**	$94,100	$32,940	1,040	5/3/1	1987	9,496 SF	
.07Mi.	**503 BEECH ST**	**11/24/2025**	$106,500	$37,280	1,141	5/2/1	1956	8,756 SF	
.07Mi.	**602 MAPLE ST**	**05/01/2017**	$110,000	$38,500	988	5/3/1	1962	12,807 SF	
.07Mi.	**202 E CURTIS ST**	**01/13/2023**	$130,400	$45,650	1,888	8/3/1	1920	8,494 SF	
.07Mi.	**201 E CURTIS ST**	**05/15/2025**	$124,600	$43,620	1,456	6/3/2	1953	8,756 SF	
.07Mi.	**207 CHURCH ST**	**05/25/2021**	$86,100	$30,140	1,764	6/3/1	1890	8,364 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	40.3 years old	Households:	1,069
Median Household Income:	$78,097	Households w/Family:	67%
Household Income Per Capita:	$30,518	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Stryker Local School District	Students:	372
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**Stryker High School** Number of Students: 141 Student-Teacher Ratio: 10.85 Advanced Placement: Yes	C	Public	7 - 12
0.27Mi.	**Stryker Elementary School** Number of Students: 231 Student-Teacher Ratio: 12.83	C+	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	18%	SIGNIFICANTLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	11%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	80%	LOWER
OVERALL	75%	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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