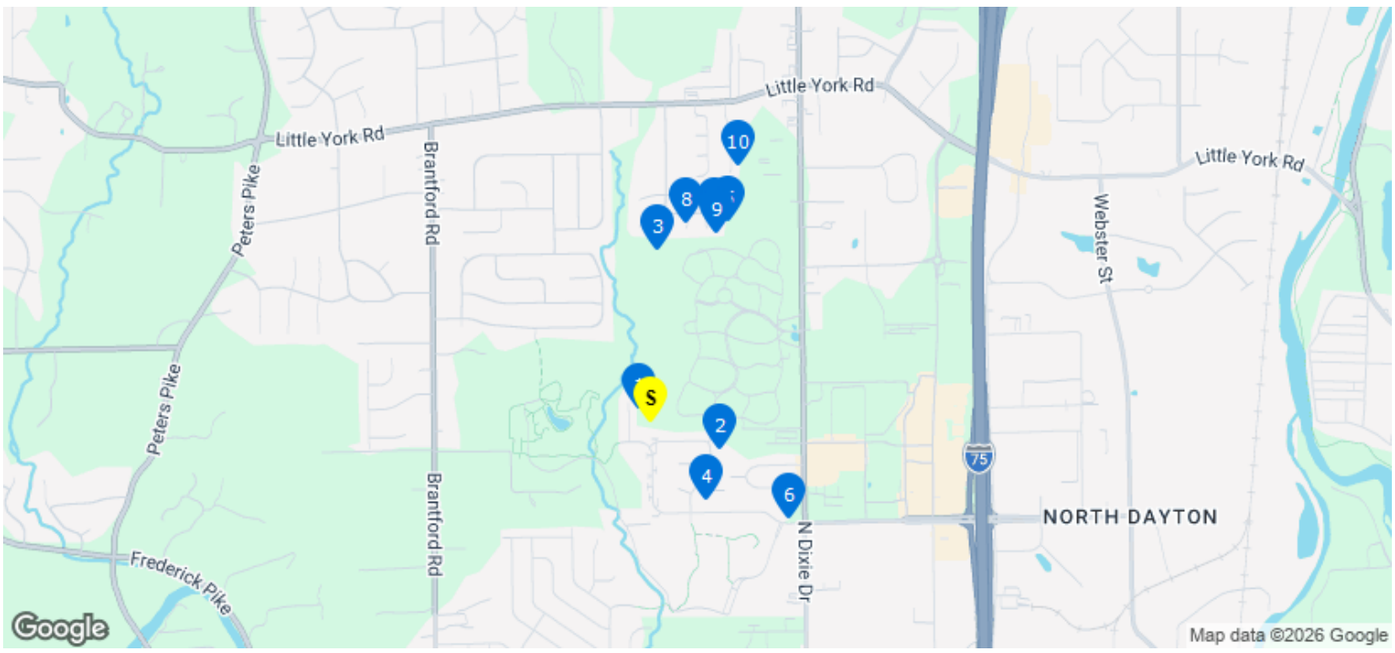
ICE SiteX Report

OrderID: 98745601

SiteX Property Information Report



Subject Property Location

3150-3152 AUTUMN RIDGE CT, DAYTON, OH 45414-2311

County:	**MONTGOMERY OH**	Census Tract:	1102.02
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	A01 26111 0014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$239,250 - $310,750	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	A01
Assd Land Value:	$14,490	Market Land Value:	$41,400	Tax Year:	2023
Assd Improvement:	$44,910	Market Improvment Value:	$128,300	Total Taxable Value:	$3,717
Total Assessed Value:	$59,400	Total Assessor Market Value:	$169,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: A01 Subdivision: WILLOWBROOK MANOR 4 Map Ref: MAP 261
Abbreviated Description: 109 WILLOWBROOK MANOR 4
City/Muni/Twp: BUTLER TWP

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2448 SF	Baths:	2	Fireplace:	2
Year Built:	1970	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:	2	Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	No Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$165,000
Document #:	2021-00074762 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/21/2020	Loan Amount:	N/A
Document #:	2020-00055833 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/12/2020		
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Section: 4 Subdivision: WILLOWBROOK MANOR Map Ref: MB 86 PG 25
City/Muni/Twp: BUTLER

Prior Transfer

Recording Date:	09/21/2020	Sales Price:	$165,000
Document #:	2020-00055832 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/12/2020		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745601

Legal Description:
Section: 4 Subdivision: WILLOWBROOK MANOR Map Ref: MB 86 PG 25
City/Muni/Twp: BUTLER

Prior Transfer

Recording Date:	09/20/2020	Sales Price:	$165,000
Document #:	202000055832 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: A01 Subdivision: WILLOWBROOK MANOR 4
Abbreviated Description: 109 WILLOWBROOK MANOR 4
City/Muni/Twp: BUTLER TWP

Prior Transfer

Recording Date:	07/07/2010	Sales Price:	$133,000
Document #:	10-039643 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/03/2006	Loan Amount:	N/A
Document #:	06-092185 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/11/2006		
TD Due Date:	09/01/2036	Type Finance:	Fixed Rate

Legal Description:
Subdivision: WILLOWBROOK MANOR SECTION 4 Map Ref: 0
City/Muni/Twp: BUTLER

Prior Transfer

Recording Date:	08/29/2006	Sales Price:	$140,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: A01 Subdivision: WILLOWBROOK MANOR 4
Abbreviated Description: 109 WILLOWBROOK MANOR 4
City/Muni/Twp: BUTLER TWP

Mortgage Record

Recording Date:	03/31/2003	Loan Amount:	N/A
Document #:	03-044015 BK-PG -	Loan Type:	
Contract Date:	03/24/2003		
TD Due Date:	04/01/2018	Type Finance:	

Legal Description:
Subdivision: WILLOWBROOK MANOR SECTION 4 Map Ref: MB86 PG25
City/Muni/Twp: BUTLER

Prior Transfer

Recording Date:	03/31/2003	Sales Price:	$136,500
Document #:	03-044012 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/24/2003		
Document Type:	Deed		

Legal Description:
Subdivision: WILLOWBROOK MANOR SECTION 4 Map Ref: MB86 PG25
City/Muni/Twp: BUTLER

Area Sales Analysis

Total Area Sales	$2,659,600	Median # of Bedrooms	4
Median Lot Size	17,337 SF	Median # of Baths	4
Median Living Area	2,556 SF	Median Year Built	1972
Price Range - 2 Yrs	$180,000 to $350,000	Age Range	34 years to 60 years
Median Value	$257,500	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3171-3173 AUTUMN RIDGE CT DAYTON, OH 45414-2311**	04/07/2026	$265,000	$108	2448	10/4/2	1970	SF	
		APN: A01 26111 0011 Document #: 2026-00021287 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 106 Section: 4 Subdivision: WILLOWBROOK MANOR MapRef: MB 86 PG 25 Abbreviated Description: Lot:106 Section:4 Subdivision:WILLOWBROOK MANOR Map Ref:MB 86 PG 25City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER								
2	.2Mi.	**3149-3151 SILVER ROCK AVE DAYTON, OH 45414-2324**	10/22/2025	$180,000	$82	2186	9/4/2	1968	SF	
		APN: A01 26104 0008 Document #: 2025-00059195 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 57 Subdivision: WILLOWBROOK MANOR SECTION TWO MapRef: MB 78 PG 27 Abbreviated Description: Lot:57 Subdivision:WILLOWBROOK MANOR SECTION TWO Map Ref:MB 78 PG 27City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER								
3	.26Mi.	**6513-6515 WALNUT RIDGE RD DAYTON, OH 45414-2336**	05/20/2026	$278,600	$93	3006	10/6/4	1966	SF	
		APN: A01 26101 0025 Document #: 2026-00029910 Document Type: Warranty Deed Price Code: Q Land Use: Duplex (2 units, any combination) Legal: Lot: 37 Section: 1 Subdivision: WILLOWBROOK MANOR MapRef: MB 77 PG 62 Abbreviated Description: Lot:37 Section:1 Subdivision:WILLOWBROOK MANOR Map Ref:MB 77 PG 62City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER								
4	.33Mi.	**2721 HAVERSTRAW AVE DAYTON, OH 45414-2240**	08/04/2025	$254,800	$136	1878	7/3/2	1977	15,002 SF	
		APN: A01 26015 0013 Document #: 2025-00040778 Document Type: Deed Price Code: Q								

ICE SiteX Report

OrderID: 98745601

Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: IRONGATE FARM SECTION IV MapRef: MB 100 PG 36 Abbreviated Description: Lot:87 Subdivision:IRONGATE FARM SECTION IV Map Ref:MB 100 PG 36

5	.37Mi.	**1912 SUNNY RIDGE RD N** **DAYTON, OH 45414-2333**	08/25/2026	$199,000	$164	1212	6/3/1	1949		SF

APN: A01 20305 0010 Document #: 2026-00051151
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SONNY MERE FARMS MapRef: VOL U PG 86 Abbreviated Description: Lot:10 Subdivision:SONNY MERE FARMS Map Ref:VOL U PG 86City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

6	.38Mi.	**6501 WOODVILLE DR** **DAYTON, OH 45414-2851**	11/12/2025	$299,500	$127	2350	9/4/2	1967	11,069	SF

APN: A01 26013 0006 Document #: 2025-00063877
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 285 Subdivision: IMPERIAL HILLS Legal Unit: 10 MapRef: MB 75 PG 46 Abbreviated Description: Lot:285 Subdivision:IMPERIAL HILLS Legal Unit:10 Map Ref:MB 75 PG 46City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

7	.38Mi.	**6443 OAKHURST PL** **DAYTON, OH 45414-2828**	03/05/2025	$311,600	$125	2483	7/4/2	1967		SF

APN: A01 26018 0007 Document #: 2025-00012306
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 309 Subdivision: IMPERIAL HILLS MapRef: MB 77 PG 8 Abbreviated Description: Lot:309 Subdivision:IMPERIAL HILLS Map Ref:MB 77 PG 8City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

8	.39Mi.	**2650 COPPERSMITH AVE** **DAYTON, OH 45414-2206**	08/27/2026	$340,000	$146	2322	8/4/2	1974	19,998	SF

APN: A01 21317 0001 Document #: 2026-00051608
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: IRONGATE FARM SECTION ONE MapRef: MB 94 PG 39 Abbreviated Description: Lot:13 Subdivision:IRONGATE FARM SECTION ONE Map Ref:MB 94 PG 39City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

9	.4Mi.	**2725 HUTCHINS CT** **DAYTON, OH 45414-2244**	05/28/2025	$270,000	$190	1419	6/4/2	1978	17,019	SF

APN: A01 20105 0005 Document #: 2025-00028008
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: IRONGATE FARM MapRef: MB 102 PG 49 Abbreviated Description: Lot:106 Subdivision:IRONGATE FARM Map Ref:MB 102 PG 49City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

10	.41Mi.	**2724 HAZELBROOK DR** **DAYTON, OH 45414-2818**	05/22/2026	$294,000	$151	1953	7/4/2	1967	10,799	SF

APN: A01 26013 0010 Document #: 2026-00030684
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 289 Section: 10 Subdivision: IMPERIAL HILLS MapRef: MB 75 PG 46 Abbreviated Description: Lot:289 Section:10 Subdivision:IMPERIAL HILLS Map Ref:MB 75 PG 46City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

11	.41Mi.	**6430 OAKHURST PL** **DAYTON, OH 45414-2866**	02/25/2026	$276,000	$167	1657	6/3/2	1967		SF

APN: A01 26018 0013 Document #: 2026-00011529
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 315 Section: 11 Subdivision: IMPERIAL HILLS MapRef: MB 77 PG 8 Abbreviated Description: Lot:315 Section:11 Subdivision:IMPERIAL HILLS Map Ref:MB 77 PG 8City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

12	.41Mi.	**1923 SUNNY RIDGE RD N** **DAYTON, OH 45414-2332**	03/05/2025	$170,000	$151	1125	6/4/2	1945		SF

APN: A01 20305 0003 Document #: 2025-00012441
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SONNY MERE FARMS MapRef: MB U PG 86 Abbreviated Description: Lot:3 Subdivision:SONNY MERE FARMS Map Ref:MB U PG 86City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

13	.41Mi.	**2652 HAVERSTRAW AVE** **DAYTON, OH 45414-2239**	01/30/2025	$283,500	$140	2022	7/4/2	1977	14,959	SF

APN: A01 26014 0006 Document #: 2025-00005285
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: IRONGATE FARM MapRef: MB 100 PG 36&36A Abbreviated Description: Lot:71 Subdivision:IRONGATE FARM Map Ref:MB 100 PG 36&36ACity/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

14	.45Mi.	**3167-3169 BENCHWOOD RD** **DAYTON, OH 45414-2318**	04/07/2025	$320,000	$106	3006	10/6/2	1966		SF

APN: A01 26102 0007 Document #: 2025-00018545
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 107 Section: 4 Subdivision: TURTLE CREEK SUBDIVISION MapRef: MB 108 PG 64-64A Abbreviated Description: Lot:107 Section:4 Subdivision:TURTLE CREEK SUBDIVISION Map Ref:MB 108 PG 64-64ACity/Muni/Twp:VANDALIA City/Muni/Twp: VANDALIA

15	.46Mi.	**1937 SUNNY RIDGE RD N** **DAYTON, OH 45414-2332**	11/17/2025	$99,600	$115	864	4/3/1	1945		SF

APN: A01 20305 0001 Document #: 2025-00065097
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SONNY MERE FARMS PLAT MapRef: MB U PG 86 Abbreviated Description: Lot:1 Subdivision:SONNY MERE FARMS PLAT Map Ref:MB U PG 86City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

16	.47Mi.	**7660-7662 DOWNING ST** **DAYTON, OH 45414-2421**	08/17/2026	$281,000	$110	2556	10/4/4	1972		SF

APN: A01 26115 0018 Document #: 2026-00048857
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 18 Subdivision: VILLAGE GREEN PLAT MapRef: MB 92 PG 68-69 Abbreviated Description: Lot:18 Subdivision:VILLAGE GREEN PLAT Map Ref:MB 92 PG 68-69City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

17	.47Mi.	**2630 HAZELBROOK DR** **DAYTON, OH 45414-2863**	06/04/2026	$170,000	$110	1541	6/3/2	1966	11,639	SF

APN: A01 26012 0002 Document #: 2026-00033180
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 261 Subdivision: IMPERIAL HILLS MapRef: MB 75 PG 45 Abbreviated Description: Lot:261 Subdivision:IMPERIAL HILLS Map Ref:MB 75 PG 45City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

18	.49Mi.	**6412 ROSECREST DR** **DAYTON, OH 45414-2836**	03/30/2026	$245,000	$132	1858	6/3/2	1966	11,400	SF

APN: A01 26012 0004 Document #: 2026-00019340

ICE SiteX Report

OrderID: 98745601

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 263 Section: 9 Subdivision: IMPERIAL HILLS PLAT MapRef: MB 75 PG 45 Abbreviated Description: Lot:263 Section:9 Subdivision:IMPERIAL HILLS PLAT Map Ref:MB 75 PG 45City/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

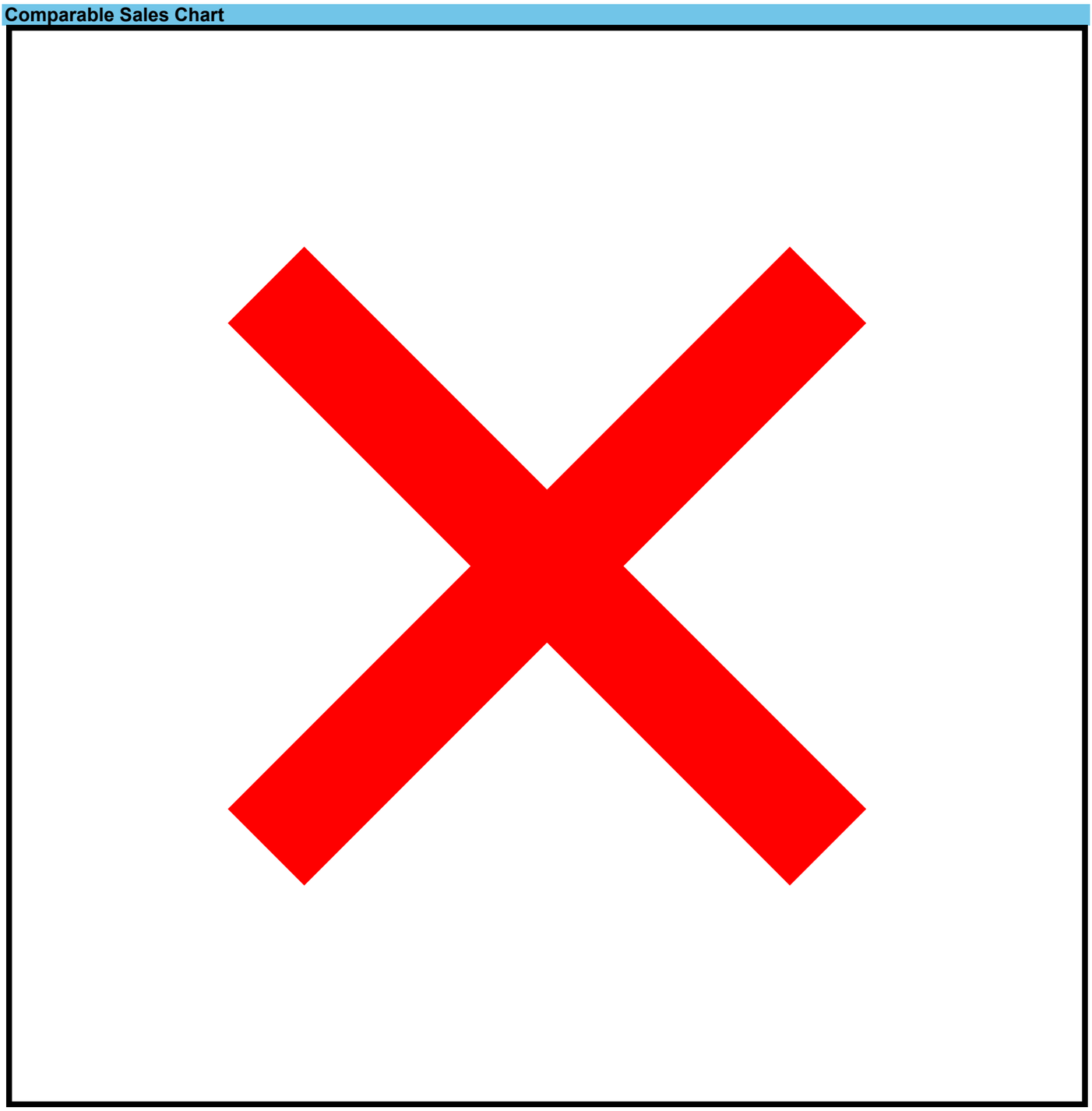
19	.49Mi.	**7227 GARDENSIDE DR** **DAYTON, OH 45414-2263**	11/14/2025	$365,000	$178	2048	7/3/2	1979	SF

APN: A01 20115 0013 Document #: 2025-00064703
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 144 Section: 6 MapRef: MB 105 PG 37-37A Abbreviated Description: Lot:144 Section:6 Map Ref:MB 105 PG 37-37ACity/Muni/Twp:BUTLER City/Muni/Twp: BUTLER

20	.49Mi.	**2670 HAYWARD AVE** **DAYTON, OH 45414-2260**	07/24/2025	$61,000	$28	2144	7/3/2	1978	15,002 SF

APN: A01 20114 0010 Document #: 2025-00038819
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: IRONGATE FARM SECTION SIX MapRef: MB 105 PG 37&37 Abbreviated Description: Lot:129 Subdivision:IRONGATE FARM SECTION SIX Map Ref:MB 105 PG 37&37City/Muni/Twp:BUTLAR City/Muni/Twp: BUTLAR

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.

ICE SiteX Report

OrderID: 98745601

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.	**3150-3152 AUTUMN RIDGE CT**	**09/20/2020**	$169,700	$59,400	2,448	10/4/2	1970		
.02Mi.	**3140-3142 AUTUMN RIDGE CT**	**07/24/2015**	$169,700	$59,400	2,448	10/4/2	1970		
.02Mi.	**3160-3162 AUTUMN RIDGE CT**	**05/29/2014**	$173,080	$60,580	2,448	10/4/2	1970		
.03Mi.	**3151-3149 AUTUMN RIDGE CT**	**06/30/2011**	$179,670	$62,880	2,448	10/4/2	1970		
.04Mi.	**3130-3132 AUTUMN RIDGE CT**	**07/28/2014**	$171,860	$60,150	2,448	10/4/2	1970		
.04Mi.	**3161-3163 AUTUMN RIDGE CT**	**10/08/2019**	$160,100	$56,040	2,448	10/4/2	1970		
.04Mi.	**3139-3141 AUTUMN RIDGE CT**	**03/02/2021**	$169,700	$59,400	2,448	10/4/2	1970		
.05Mi.	**3171-3173 AUTUMN RIDGE CT**	**08/30/2016**	$171,430	$60,000	2,448	10/4/2	1970		
.05Mi.	**3129-3131 AUTUMN RIDGE CT**	**10/04/2006**	$171,990	$60,200	2,448	10/4/2	1970		
.05Mi.	**3120-3122 AUTUMN RIDGE CT**	**03/31/2023**	$169,700	$59,400	2,448	10/4/2	1970		
.07Mi.	**3119-3121 AUTUMN RIDGE CT**	**08/22/2017**	$141,220	$49,430	2,448	10/4/2	1970		
.07Mi.	**3100-3102 AUTUMN RIDGE CT**	**07/28/2014**	$171,060	$59,870	2,448	10/4/2	1970		
.07Mi.	**2951-2953 BENCHWOOD RD**	**10/01/2021**	$171,430	$60,000	2,448	10/4/2	1970		
.08Mi.	**2881-2883 BENCHWOOD RD**	**08/16/2021**	$170,510	$59,680	2,448	10/5/2	1970		
.08Mi.	**2961-2963 BENCHWOOD RD**	**06/02/2020**	$176,750	$61,860	2,448	10/4/2	1970		
.11Mi.	**2950-2952 BENCHWOOD RD**	**10/08/2024**	$105,430	$36,900	2,448	10/4/2	1970		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	46.3 years old	Households:	8,808
Median Household Income:	$64,051	Households w/Family:	52%
Household Income Per Capita:	$34,034	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Vandalia-Butler City School District	Students:	2,880
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.72Mi.	**Vandalia Preschool** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
2.64Mi.	**Helke Elementary School** Number of Students: 310 Student-Teacher Ratio: 20.67	B+	Public	KG - 3
0.92Mi.	**Smith Middle School** Number of Students: 642 Student-Teacher Ratio: 17.83	B+	Public	4 - 5
2.11Mi.	**Morton Middle School** Number of Students: 699 Student-Teacher Ratio: 16.26	C+	Public	6 - 8
2.72Mi.	**Butler High School** Number of Students: 856 Student-Teacher Ratio: 18.21 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **3150-3152 AUTUMN RIDGE CT, DAYTON, OH 45414-2311** 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.

ICE SiteX Report

OrderID: 98745601

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	100%	SIMILAR
OVERALL	103%	SIMILAR

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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Data deemed reliable, but not guaranteed.
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