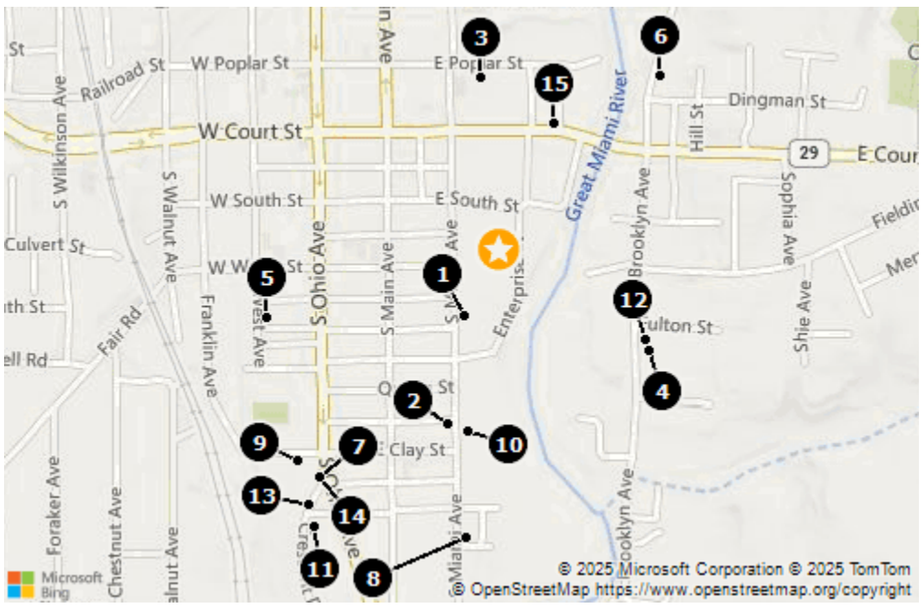
ICE SiteX Report

OrderID: 96124502

SiteX Property Information Report



Subject Property Location

327 ENTERPRISE AVE, SIDNEY, OH 45365-3137

County:	**SHELBY OH**	Census Tract:	391499720.005002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-1836280.030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	36
Value Range:	$86,400 - $183,600	Confidence Score:	64

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$5,830	Market Land Value:	$16,650	Tax Year:	2024
Assd Improvement:	$25,630	Market Improvment Value:	$73,240	Total Taxable Value:	$1,104
Total Assessed Value:	$31,460	Total Assessor Market Value:	$89,890	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1859 District: 1

Abbreviated Description:	LOT 1859 WHOLE 020-18-36-280-030
City/Muni/Twp:	CLINTON TWP

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	4	Pool:	
Building Area:	1824 SF	Baths:	2	Fireplace:	
Year Built:	1911	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	202404821 BK-PG 2322-1972	Loan Type:	FHA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 1859 Subdivision: AYERS- FERGUSON ADDITION
City/Muni/Twp: CITY OF SIDNEY

Prior Transfer

Recording Date:	08/29/2024	Sales Price:	$97,697
Document #:	202403908 BK-PG 2312-2482	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	$99,500
Document #:	202206365 BK-PG 2312-2481	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/28/2022		
Document Type:			

Legal Description:
Lot: 1859 Subdivision: AYERS FERGUSON ADDITION
City/Muni/Twp: SIDNEY

ICE SiteX Report

OrderID: 96124502

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	$99,500
Document #:	BK-PG 2312 -2481	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1859 District: 1
Abbreviated Description: LOT 1859 WHOLE 020-18-36-280-030
City/Muni/Twp: CLINTON TWP

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	N/A
Document #:	202108953 BK-PG 2288-290	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2021	Sales Price:	$84,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2021	Sales Price:	$84,900
Document #:	202108628 BK-PG 2306-256	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/10/2021		
Document Type:			

Legal Description:
Lot: 1859 Subdivision: AYERS FERGUSON ADDITION
City/Muni/Twp: SIDNEY

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	N/A
Document #:	202100003764 BK-PG 553-11	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2021	Loan Amount:	N/A
Document #:	202100003515 BK-PG 2288-290	Loan Type:	New Conventional
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 1859 District: 01 Subdivision: AYERS FERGUSON ADDITION
City/Muni/Twp: SIDNEY

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	N/A
Document #:	201700003379 BK-PG 1553-011	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/26/2005	Loan Amount:	N/A
Document #:	200500007292 BK-PG 1553-011	Loan Type:	Unknown
TD Due Date:	09/25/2025	Type Finance:	

Legal Description:
Lot: 1859 Subdivision: THE AYERS FERGUSON ADDITION
City/Muni/Twp: SIDNEY

Area Sales Analysis

Total Area Sales	$1,946,050	Median # of Bedrooms	3
Median Lot Size	6,765 SF	Median # of Baths	1
Median Living Area	1,652 SF	Median Year Built	1900
Price Range - 2 Yrs	$47,000 to $259,000	Age Range	98 years to 147 years
Median Value	$125,000	Median Age	125 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**432 S MIAMI AVE** **SIDNEY, OH 45365-3148**	11/12/2025	$105,000	$117	892	4/2/1	1890	6,930 SF	
		APN: 01-1836280.019 Document #: 202505713 Document Type: Price Code: R Land Use: Single Family Residential Legal: Land Lot: 59 Abbreviated Description: Abbreviated Description:LOT: PART OF OUTLOT NUMBER FIFTY-NINE (59) City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY								
2	.23Mi.	**619 S MIAMI AVE** **SIDNEY, OH 45365-3151**	11/03/2025	$125,000	$85	1454	6/2/1	1908	3,960 SF	
		APN: 01-1836428.021 Document #: 202505523 Document Type: Price Code: R Land Use: Single Family Residential Legal: Land Lot: 399 Abbreviated Description: Abbreviated Description:LOT: TWENTY-FOUR (24) FEET OFF OF THE NORTH SIDE OF INLOT NO. THREE HUNDRED NINETY-NINE (399) City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY								
3	.2Mi.	**317 E POPLAR ST** **SIDNEY, OH 45365-2754**	09/29/2025	$259,000	$60	4312	6/4/2	1878	18,600 SF	
		APN: 01-1836234.003 Document #: 202504801 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96124502

Legal: Subdivision: FIRST ADDITION TO SIDNEY Land Lot: 3 Abbreviated Description: Subdivision:FIRST ADDITION TO SIDNEY Abbreviated Description:LOT: PART OF OUTLOT 3 City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

4	.23Mi.	**514 BROOKLYN AVE** **SIDNEY, OH 45365-3231**	09/17/2025	$183,750	$98	1860	10/3/2	1912	7,500 SF	

APN: 01-2210483.003 Document #: 202504569
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: PETER WAGNERS ADDITION TO DINGMANSBURG Abbreviated Description: Lot:48 Subdivision:PETER WAGNERS ADDITION TO DINGMANSBURG City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

5	.29Mi.	**424 S WEST AVE** **SIDNEY, OH 45365-3126**	07/21/2025	$155,000	$98	1568	7/4/1	1927	6,765 SF	

APN: 01-1836258.008 Document #: 202503418
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2147 Subdivision: FOURTH WARD Abbreviated Description: Lot:2147 Subdivision:FOURTH WARD City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

6	.3Mi.	**112 BROOKLYN AVE** **SIDNEY, OH 45365-2804**	04/10/2025	$123,200	$46	2648	11/3/2		8,712 SF	

APN: 01-2210427.004 Document #: 202501592
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S10T1R13E Abbreviated Description: Sec/Twnship/Range:S10T1R13E City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

7	.36Mi.	**711 S OHIO AVE** **SIDNEY, OH 45365-3213**	03/20/2025	$160,000	$120	1332	6/2/1	1899	6,042 SF	

APN: 01-1836452.008 Document #: 202501222
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

8	.36Mi.	**816 S MIAMI AVE** **SIDNEY, OH 45365-3224**	03/06/2025	$56,700	$38	1456	5/2/1	1893	4,550 SF	Yes

APN: 01-1836477.005 Document #: 202500994
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 71 Abbreviated Description: Lot:71 City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

9	.36Mi.	**115 W CLAY ST** **SIDNEY, OH 45365-3101**	01/02/2025	$119,500	$91	1312	5/3/1	1923	3,075 SF	

APN: 01-1836452.005 Document #: 202500007
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 366 Abbreviated Description: Lot:366 City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

10	.22Mi.	**622 S MIAMI AVE** **SIDNEY, OH 45365-3152**	12/10/2024	$111,000	$64	1728	8/4/1		16,892 SF	

APN: 01-1836429.019 Document #: 202405813
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

11	.41Mi.	**103 BAY ST** **SIDNEY, OH 45365-3207**	11/15/2024	$184,900	$111	1652	7/3/1	1899	4,960 SF	

APN: 01-1836453.001 Document #: 202405368
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1515 Abbreviated Description: Lot:1515 City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

12	.22Mi.	**508 BROOKLYN AVE** **SIDNEY, OH 45365-3231**	11/04/2024	$65,000	$29	2208	9/4/1		7,500 SF	

APN: 01-2210483.002 Document #: 202405144
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: PETER WAGNERS ADDITION Abbreviated Description: Lot:47 Subdivision:PETER WAGNERS ADDITION City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

13	.39Mi.	**723 CRESCENT DR** **SIDNEY, OH 45365-3208**	10/03/2024	$125,000	$74	1688	6/3/1	1914	10,976 SF	

APN: 01-1836452.011 Document #: 202404551
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Land Lot: 1516 Abbreviated Description: Land Lot:1516 City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

14	.36Mi.	**711 S OHIO AVE** **SIDNEY, OH 45365-3213**	09/12/2024	$47,000	$35	1332	6/2/1	1899	6,042 SF	

APN: 01-1836452.008 Document #: 202404141
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

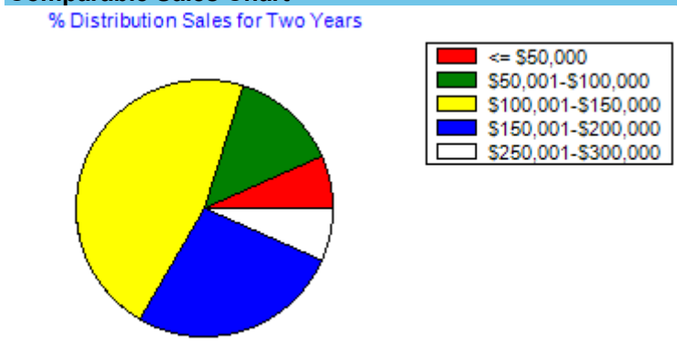
15	.17Mi.	**414 E COURT ST** **SIDNEY, OH 45365-3044**	07/29/2024	$126,000	$41	3020	10/6/2	1902	6,600 SF	

APN: 01-1836235.013 01 Document #: 202403375
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF SIDNEY City/Muni/Twp: CITY OF SIDNEY

ICE SiteX Report

OrderID: 96124502

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.	**327 ENTERPRISE AVE**	**12/02/2022**	$89,890	$31,460	1,824	7/4/2	1911	6,970 SF	
.01Mi.	**329 ENTERPRISE AVE**	**11/01/1994**	$94,070	$32,930	1,488	6/2/2	1912	7,011 SF	
.02Mi.	**337 ENTERPRISE AVE**	**09/29/2022**	$76,870	$26,910	1,196	6/2/1	1951	7,011 SF	
.03Mi.	**315 ENTERPRISE AVE**	**02/17/2021**	$67,770	$23,720	864	6/3/1	1910	6,600 SF	
.03Mi.	**341 ENTERPRISE AVE**	**07/12/2022**	$69,150	$24,200	950	5/3/1	1959	7,224 SF	
.03Mi.	**326 S MIAMI AVE**	**11/13/2020**	$112,380	$39,340	2,352	8/4/1	1892	6,765 SF	
.04Mi.	**324 S MIAMI AVE**	**08/08/2011**	$73,310	$25,660	1,292	6/3/1	1892	6,600 SF	
.04Mi.	**324 ENTERPRISE AVE**	**01/18/2002**	$75,900	$26,570	1,320	6/3/1		4,320 SF	
.04Mi.	**336 S MIAMI AVE**	**12/11/2023**	$59,740	$20,910	732	4/1/1	1888	5,940 SF	
.04Mi.	**345 ENTERPRISE AVE**	**01/13/2020**	$70,280	$24,600	1,152	5/3/1	1962	7,182 SF	
.04Mi.	**320 ENTERPRISE AVE**	**03/02/2012**	$54,430	$19,060	896	5/2/1		5,271 SF	
.04Mi.	**314 S MIAMI AVE**	**01/04/2022**	$87,860	$30,760	1,776	8/4/1	1888	6,600 SF	
.04Mi.	**332 ENTERPRISE AVE**	**03/06/1996**	$42,960	$15,040	770	7/3/2	1906	3,075 SF	
.04Mi.	**316 ENTERPRISE AVE**	**03/18/2021**	$54,960	$19,240	844	5/2/1		5,280 SF	
.05Mi.	**326 ENTERPRISE AVE**	**03/31/2000**	$48,710	$17,050	728	4/2/1	1902	5,084 SF	
.05Mi.	**402 S MIAMI AVE**	**03/30/2020**	$111,280	$38,950	2,326	7/4/2	1920	6,765 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	41.7 years old	Households:	11,158
Median Household Income:	$71,816	Households w/Family:	63%
Household Income Per Capita:	$32,545	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Sidney City School District	Students:	3,246
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.14Mi.	**Sidney High School** Number of Students: 921 Student-Teacher Ratio: 20.93 Advanced Placement: Yes	C-	Public	9 - 12
0.94Mi.	**Emerson Primary School** Number of Students: 354 Student-Teacher Ratio: 20.82	NA	Public	KG - 2
1.07Mi.	**Sidney Middle School** Number of Students: 1,019 Student-Teacher Ratio: 21.68	C+	Public	5 - 8

ICE SiteX Report

OrderID: 96124502

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	120%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.