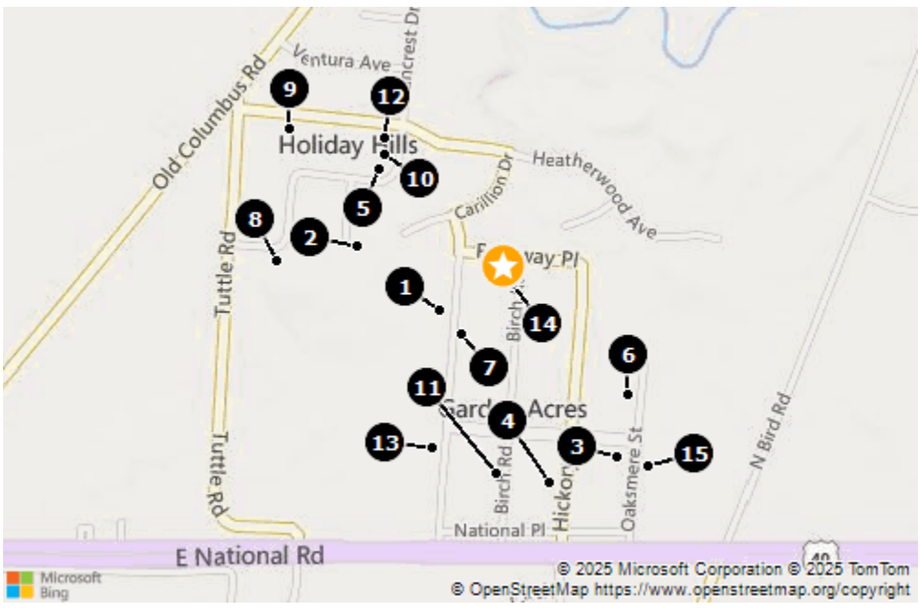
ICE SiteX Report

OrderID: 95997847

SiteX Property Information Report



Subject Property Location

355 BIRCH RD, SPRINGFIELD, OH 45503-5407

County:	**CLARK OH**	Census Tract:	390230016.003013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	300-07-00017-402-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$151,000**	FSD:	27
Value Range:	$110,230 - $191,770	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	300
Assd Land Value:	$7,580	Market Land Value:	$21,660	Tax Year:	2024
Assd Improvement:	$26,790	Market Improvment Value:	$76,550	Total Taxable Value:	$1,729
Total Assessed Value:	$34,370	Total Assessor Market Value:	$98,210	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: 402 District: 300 Map Ref: SNEX-D1-59-0
Abbreviated Description: GARDEN ACRES N PTS EA; 99 TO 101
City/Muni/Twp: SPRINGFIELD TWP

Property Characteristics

Lot Size:	11,042 SF	Bedrooms:	3	Pool:	
Building Area:	970 SF	Baths:	1	Fireplace:	1
Year Built:	1942	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2019	Sales Price:	$93,279
Document #:	201900009309 BK-PG 2158-1773	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/03/2019	Sales Price:	$65,500
Document #:	201900008184 BK-PG 2036-0357	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/19/2019	Sales Price:	$95,000
Document #:	2211 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Lot: 20 Block: 402 District: 300 Map Ref: SNEX-D1-59-0
Abbreviated Description: GARDEN ACRES N PTS EA; 99 TO 101
City/Muni/Twp: SPRINGFIELD TWP

Prior Transfer

Recording Date:	06/19/2019	Sales Price:	$95,000

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Document #:	201900007372 BK-PG 2158-1771	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 99-101 Subdivision: PLAT OF GARDEN ACRES NO 1 Map Ref: MB 9
Abbreviated Description: PORTION LOTS99-101
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/05/2014	Sales Price:	$69,000
Document #:	201400011794 BK-PG 2036-0355	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2014		
Document Type:	Re-recorded Document		

Legal Description:
Lot: 99-101 District: 300 Subdivision: GARDEN ACRES NO 1 Map Ref: MB9
Abbreviated Description: PART LOTS 99-101
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/04/2014	Sales Price:	$69,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/05/2013	Sales Price:	$31,100
Document #:	201300009699 BK-PG 1997-1804	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2013		
Document Type:	Limited Warranty Deed		

Legal Description:
Lot: 99-101 District: 300 Subdivision: GARDEN ACRES NO 1 Map Ref: MB9 PG9
Abbreviated Description: PART LOTS 99-101
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	03/29/2013	Sales Price:	$26,700
Document #:	201300005559 BK-PG 1990-1676	Type of Sale:	Full Amount on Deed
Contract Date:	02/11/2013		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 99-101 Subdivision: GARDEN ACRES NO 1 Map Ref: MB9 PG9
Abbreviated Description: PART LOTS 99-101
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	03/15/2013	Sales Price:	N/A
Document #:	201300004594 BK-PG 1552-1882	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2011	Sales Price:	$61,000
Document #:	201100016511 BK-PG 1552-1882	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/29/2008	Sales Price:	N/A
Document #:	200800001628 BK-PG 1840-0747	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/29/2008		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 99-101 Subdivision: GARDEN ACRES #1 Map Ref: MB9 PG9
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	09/06/2002	Loan Amount:	N/A
Document #:	200200026303 BK-PG 1552-1882	Loan Type:	Unknown
TD Due Date:	09/01/2032	Type Finance:	

Legal Description:
Lot: 99-101 Subdivision: GARDEN ACRES #1
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	12/14/1998	Sales Price:	N/A
Document #:	9800035808 BK-PG 1326-212	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/07/1998		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 99-101 Subdivision: GARDEN ACRES #1
Abbreviated Description: GARDEN ACRES N PTS EA
City/Muni/Twp: SPRINGFIELD TOWNSHIP

Area Sales Analysis

Total Area Sales	$3,226,700	Median # of Bedrooms	3
Median Lot Size	15,098 SF	Median # of Baths	1
Median Living Area	1,509 SF	Median Year Built	1965
Price Range - 2 Yrs	$80,900 to $345,000	Age Range	47 years to 101 years
Median Value	$202,000	Median Age	60 years

ICE SiteX Report

OrderID: 95997847

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**325 LARCHMONT AVE** **SPRINGFIELD, OH 45503-5423**	11/07/2025	$80,900	$64	1256	6/3/1	1959	10,250 SF	
		APN: 300-07-00017-401-009 Document #: 202500014622 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: GARDEN ACRES ADDITION NO 1 MapRef: MB 9 PG 9 Sec/Twnship/Range: E2 S17T05R09 MRS Abbreviated Description: Lot:28 Subdivision:GARDEN ACRES ADDITION NO 1 Map Ref:MB 9 PG 9Sec/Twnship/Range:E2 S17T05R09 MRS City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.17Mi.	**548 TROTWOOD CIR** **SPRINGFIELD, OH 45503-5317**	10/03/2025	$315,000	$136	2302	7/4/2	1974	15,960 SF	
		APN: 300-07-00017-206-004 Document #: 202500012922 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Section: 4 Subdivision: HOLIDAY HILLS MapRef: MB 12 PG 6 Abbreviated Description: Lot:62 Section:4 Subdivision:HOLIDAY HILLS Map Ref:MB 12 PG 6City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.28Mi.	**3653 REDWOOD BLVD** **SPRINGFIELD, OH 45503-5433**	09/18/2025	$185,000	$160	1152	6/3/1	1970	8,002 SF	
		APN: 300-07-00011-301-002 Document #: 202500012075 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 192 Subdivision: GARDEN ACRES SECOND ADDITION MapRef: VOL 7 PG 52 Sec/Twnship/Range: S11T05R09 MRS Abbreviated Description: Lot:192 Subdivision:GARDEN ACRES SECOND ADDITION Map Ref:VOL 7 PG 52Sec/Twnship/Range:S11T05R09 MRS City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.28Mi.	**43 HICKORY DR** **SPRINGFIELD, OH 45503-5411**	09/15/2025	$215,000	$220	976	6/2/1	1936	9,052 SF	
		APN: 300-07-00017-407-013 Document #: 202500011885 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 139&140 Subdivision: GARDEN ACRES SECOND ADDITION MapRef: MB 7 PG 52 Abbreviated Description: Lot:139&140 Subdivision:GARDEN ACRES SECOND ADDITION Map Ref:MB 7 PG 52City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.19Mi.	**665 SUNCREST DR** **SPRINGFIELD, OH 45503-5308**	08/21/2025	$225,000	$110	2039	10/3/2	1967	18,922 SF	
		APN: 300-07-00017-204-029 Document #: 202500010740 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: HOLIDAY HILLS SECTION 2 MapRef: VOL 11 PG 117 Abbreviated Description: Lot:27 Subdivision:HOLIDAY HILLS SECTION 2 Map Ref:VOL 11 PG 117City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
6	.22Mi.	**157 OAKSMERE ST** **SPRINGFIELD, OH 45503-5446**	08/12/2025	$118,000	$87	1341	6/3/1	1978	17,119 SF	
		APN: 300-07-00011-300-004 Document #: 202500010295 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 183 MapRef: MB 7 PG 52 Sec/Twnship/Range: S11T05R09 Abbreviated Description: Lot:183 Map Ref:MB 7 PG 52Sec/Twnship/Range:S11T05R09								
7	.09Mi.	**310 LARCHMONT AVE** **SPRINGFIELD, OH 45503-5424**	06/17/2025	$175,000	$115	1509	5/3/2	1951	9,052 SF	
		APN: 300-07-00017-402-011 Document #: 202500007598 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: GARDEN ACRES ADDITION MapRef: VOL 9 PG 9 Abbreviated Description: Lot:45 Subdivision:GARDEN ACRES ADDITION Map Ref:VOL 9 PG 9City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
8	.28Mi.	**532 SUNCREST DR** **SPRINGFIELD, OH 45503-5327**	05/30/2025	$341,000	$159	2141	8/4/2	1973	16,361 SF	
		APN: 300-07-00017-205-006 Document #: 202500006686 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Subdivision: HOLIDAY HILLS MapRef: VOL 12 PG 27 Abbreviated Description: Lot:78 Subdivision:HOLIDAY HILLS Map Ref:VOL 12 PG 27City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
9	.31Mi.	**3377 HEATHERWOOD AVE** **SPRINGFIELD, OH 45503-5302**	04/17/2025	$260,000	$171	1515	6/3/1	1965	16,000 SF	
		APN: 300-07-00017-204-010 Document #: 202500004655 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: HOLIDAY HILLS MapRef: MB 11 PG 88 Abbreviated Description: Lot:12 Subdivision:HOLIDAY HILLS Map Ref:MB 11 PG 88City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
10	.2Mi.	**685 SUNCREST DR** **SPRINGFIELD, OH 45503-5308**	04/14/2025	$269,900	$157	1715	7/3/2	1967	15,699 SF	
		APN: 300-07-00017-204-017 Document #: 202500004449 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 MapRef: VOL 11 PG 117 Abbreviated Description: Lot:28 Map Ref:VOL 11 PG 117City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
11	.26Mi.	**105 BIRCH RD** **SPRINGFIELD, OH 45503-5403**	02/10/2025	$139,900	$184	757	5/2/1	1941	9,052 SF	
		APN: 300-07-00017-406-013 Document #: 202500001610 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Subdivision: GARDEN ACRES MapRef: VOL 9 PG 9 Abbreviated Description: Lot:76 Subdivision:GARDEN ACRES Map Ref:VOL 9 PG 9								
12	.22Mi.	**3447 HEATHERWOOD AVE** **SPRINGFIELD, OH 45503-5304**	01/17/2025	$345,000	$129	2660	9/4/2	1966	15,098 SF	
		APN: 300-07-00017-204-016 Document #: 202500000679 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Section: 2 Subdivision: HOLIDAY HILLS MapRef: VOL 11 PG 117 Abbreviated Description: Lot:29 Section:2 Subdivision:HOLIDAY HILLS Map Ref:VOL 11 PG 117City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
13	.24Mi.	**121 LARCHMONT AVE** **SPRINGFIELD, OH 45503-5419**	09/20/2024	$195,000	$187	1040	6/3/1	1924	9,152 SF	
		APN: 300-07-00017-405-002 Document #: 202400011783 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: GARDEN ACRES MapRef: MB 9 PG 9 Abbreviated Description: Lot:11 Subdivision:GARDEN ACRES Map Ref:MB 9 PG 9City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
14	.01Mi.	**349 BIRCH RD**	09/19/2024	$160,000	$102	1559	6/3/1	1942	9,052 SF	

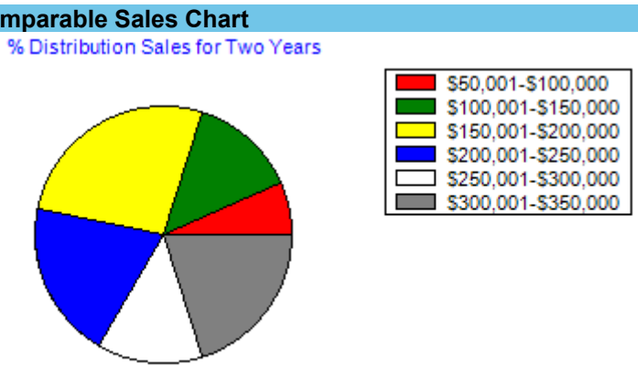
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SPRINGFIELD, OH 45503-5407
APN: 300-07-00017-402-021 Document #: 202400011717
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99-101 Subdivision: GARDEN ACRES ADDITION NO 1 MapRef: MB 9 PG 9 Sec/Twnship/Range: S17T05R09 Abbreviated Description: Subdivision:GARDEN ACRES ADDITION NO 1 Map Ref:MB 9 PG 9Sec/Twnship/Range:S17T05R09 Abbreviated Description:PORTION LOTS99-101 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

15 .32Mi. **122 OAKSMERE ST** 07/16/2024 $202,000 $189 1068 6/3/1 1948 21,000 SF
SPRINGFIELD, OH 45503-5430
APN: 300-07-00011-302-029 Document #: 202400008610
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 218 Subdivision: GARDEN ACRES ADDITION MapRef: VOL 7 PG 52 Abbreviated Description: Lot:218 Subdivision:GARDEN ACRES ADDITION Map Ref:VOL 7 PG 52City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

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.	**355 BIRCH RD**	**06/19/2019**	$98,210	$34,370	970	5/3/1	1942	11,042 SF	
.01Mi.	**349 BIRCH RD**	**09/19/2024**	$128,160	$44,860	1,559	6/3/1	1942	9,052 SF	
.02Mi.	**343 BIRCH RD**	**08/02/2013**	$89,170	$31,210	826	5/2/1	1940	9,052 SF	
.03Mi.	**337 BIRCH RD**	**05/02/2023**	$84,610	$29,620	672	4/2/1	1940	9,052 SF	
.03Mi.	**420 LARCHMONT AVE**	**06/23/2003**	$241,800	$84,630	1,344	5/3/2	2003	1 SF	
.03Mi.	**350 LARCHMONT AVE**	**10/02/2020**	$116,970	$40,940	1,050	5/2/1	1950	19,550 SF	
.04Mi.	**350 BIRCH RD**	**03/15/2021**	$175,050	$61,270	2,016	8/3/2	1948	18,417 SF	
.04Mi.	**333 BIRCH RD**	**03/06/2008**	$96,100	$33,640	997	5/3/1	1940	9,052 SF	
.05Mi.	**340 LARCHMONT AVE**	**10/02/1990**	$98,250	$34,390	1,154	5/3/1	1941	9,592 SF	
.05Mi.	**336 LARCHMONT AVE**	**04/22/2020**	$109,330	$38,270	736	6/3/1	1940	9,592 SF	
.05Mi.	**338 BIRCH RD**	**08/12/2013**	$95,310	$33,360	1,152	7/4/1	1952	9,052 SF	
.05Mi.	**3564 TOWERWOOD DR**	**05/01/1995**	$312,300	$109,310	3,092	9/4/2	1992	41,116 SF	
.06Mi.	**323 BIRCH RD**	**10/31/2017**	$122,990	$43,050	1,523	7/3/1	1940	9,413 SF	
.06Mi.	**452 CARILLION DR**	**09/16/2016**	$242,250	$84,790	2,447	8/3/2	1990	26,593 SF	
.06Mi.	**460 CARILLION DR**	**03/26/2008**	$219,070	$76,680	1,776	6/3/2	1989	24,346 SF	
.06Mi.	**330 LARCHMONT AVE**	**02/26/2024**	$106,280	$37,200	896	4/2/1	1938	18,099 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	42.8 years old	Households:	13,751
Median Household Income:	$53,341	Households w/Family:	56%
Household Income Per Capita:	$29,775	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Clark-Shawnee Local School District	Students:	1,658
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.61Mi.	**Shawnee Elementary School**	A-	Public	PK - 6
Number of Students: 330				
Student-Teacher Ratio: 16.22				
4.49Mi.	**Shawnee Middle School/High School**	B+	Public	7 - 12
Number of Students: 427				

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Student-Teacher Ratio: 17.32

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	136%	NOTABLY HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	109%	SIMILAR
OVERALL	104%	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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