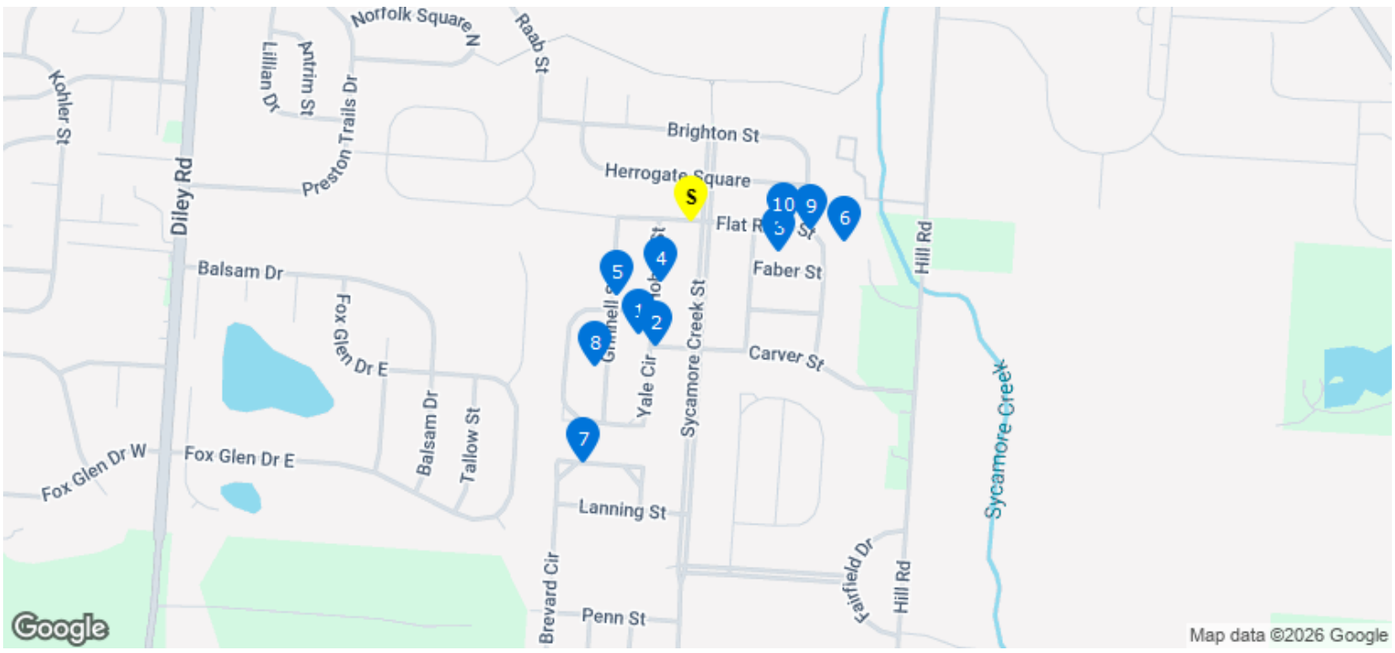
ICE SiteX Report

OrderID: 98751757

SiteX Property Information Report



Subject Property Location

386 FLAT RIVER ST, PICKERINGTON, OH 43147-7926

County:	**FAIRFIELD OH**	Census Tract:	0306.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	041-06896.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$320,160 - $375,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$28,980	Market Land Value:	$82,810	Tax Year:	2023
Assd Improvement:	$79,430	Market Improvment Value:	$226,940	Total Taxable Value:	$3,612
Total Assessed Value:	$108,410	Total Assessor Market Value:	$309,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 327 Section: 5 District: 041 Subdivision: VILLAGES AT SYCAMORE CREEK Map Ref: MAP 38-04

Abbreviated Description:	VILLAGES AT SYCAMORE CREEK SEC 5 LOT 327
City/Muni/Twp:	VIOLET TOWNSHIP

Property Characteristics

Lot Size:	8,568 SF	Bedrooms:	3	Pool:	
Building Area:	1456 SF	Baths:	2	Fireplace:	1
Year Built:	2003	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:	Modern	Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A
Document #:	202400020627 BK-PG 1844-1726	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	N/A
Document #:	202100006380 BK-PG 1560-2092	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/05/2020	Loan Amount:	N/A
Document #:	202000025310 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/30/2020		
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:

Subdivision: VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: CAB 2 SL 49
City/Muni/Twp: PICKERINGTON

ICE SiteX Report

OrderID: 98751757

Prior Transfer

Recording Date:	11/05/2020	Sales Price:	$234,000
Document #:	202000025309 BK-PG 1844-1724	Type of Sale:	Arms-Length Transfer
Contract Date:	10/30/2020		
Document Type:	Deed		

Legal Description:
Subdivision: VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: CAB 2 SL 49
City/Muni/Twp: PICKERINGTON

Prior Transfer

Recording Date:	06/13/2011	Sales Price:	$108,800
Document #:	201100009315 BK-PG 1560-2092	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	01/04/2011	Sales Price:	N/A
Document #:	201100000163 BK-PG 1513-1313	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/29/2010	Loan Amount:	N/A
Document #:	201000022291 BK-PG -	Loan Type:	Conventional
Contract Date:	12/21/2010		
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Section: 5 Subdivision: VILLAGES AT SYCAMORE CREEK Map Ref: MB2 PG49
City/Muni/Twp: PICKERINGTON

Prior Transfer

Recording Date:	12/29/2010	Sales Price:	$136,000
Document #:	201000022289 BK-PG 1560-2088	Type of Sale:	Arms-Length Transfer
Contract Date:	12/21/2010		
Document Type:	Deed		

Legal Description:
Section: 5 Subdivision: VILLAGES AT SYCAMORE CREEK Map Ref: MB2 PG49
City/Muni/Twp: PICKERINGTON

Mortgage Record

Recording Date:	04/06/2009	Loan Amount:	N/A
Document #:	200900006110 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/19/2009		
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Subdivision: VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: MB2 PG49
City/Muni/Twp: PICKERINGTON

Prior Transfer

Recording Date:	04/06/2009	Sales Price:	N/A
Document #:	200900006109 BK-PG 1513-1311	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/19/2009		
Document Type:	Deed		

Legal Description:
Subdivision: VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: MB2 PG49
City/Muni/Twp: PICKERINGTON

Prior Transfer

Recording Date:	03/17/2009	Sales Price:	N/A
Document #:	2009-00004662 BK-PG 1310-2013	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/02/2003	Loan Amount:	N/A
Document #:	200300040609 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/29/2003		
TD Due Date:	10/01/2033	Type Finance:	

Legal Description:
Subdivision: THE VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: MB2 PG49
City/Muni/Twp: VIOLET

Prior Transfer

Recording Date:	10/02/2003	Sales Price:	$192,900
Document #:	200300040608 BK-PG 1310-2011	Type of Sale:	Arms-Length Transfer
Contract Date:	09/29/2003		
Document Type:	Deed		

Legal Description:
Subdivision: THE VILLAGES AT SYCAMORE CREEK SECTION 5 Map Ref: MB2 PG49
City/Muni/Twp: VIOLET

Area Sales Analysis

Total Area Sales	$3,724,500	Median # of Bedrooms	4
Median Lot Size	8,139 SF	Median # of Baths	2
Median Living Area	1,697 SF	Median Year Built	2003
Price Range - 2 Yrs	$330,000 to $425,000	Age Range	19 years to 24 years
Median Value	$363,750	Median Age	23 years

ICE SiteX Report

OrderID: 98751757

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**362 FLAT RIVER ST** **PICKERINGTON, OH 43147-7926**	10/15/2026	$369,500	$224	1652	8/3/2	2003	8,695 SF	
		APN: 041-06890.00 Document #: 202600018297 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 321 Section: 5 Subdivision: VILLAGES AT SYCAMORE CREEK Phase No: 5 MapRef: CAB 2 SL 49 Abbreviated Description: Lot:321 Section:5 Subdivision:VILLAGES AT SYCAMORE CREEK Phase No:5 Map Ref:CAB 2 SL 49City/Muni/Twp:TOWNSHIP OF VIOLET City/Muni/Twp: TOWNSHIP OF VIOLET								
2	.13Mi.	**435 VANDERBUILT ST** **PICKERINGTON, OH 43147-8016**	06/25/2026	$310,000	$229	1355	6/3/2	2003	8,320 SF	
		APN: 041-06455.00 Document #: 202600010871 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 146 Section: 3 Subdivision: VILLAGES AT SYCAMORE CREEK Phase No: 3 MapRef: CAB 2 SL 38 Abbreviated Description: Lot:146 Section:3 Subdivision:VILLAGES AT SYCAMORE CREEK Phase No:3 Map Ref:CAB 2 SL 38City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
3	.14Mi.	**403 SYCAMORE CREEK ST** **PICKERINGTON, OH 43147-9375**	09/01/2026	$385,000	$190	2024	7/3/2	2003	9,100 SF	
		APN: 041-06606.00 Document #: 202600015530 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 216 Section: 4 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 40 Abbreviated Description: Lot:216 Section:4 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 40City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
4	.16Mi.	**430 FLAT RIVER ST** **PICKERINGTON, OH 43147-7915**	08/14/2026	$425,000	$200	2123	7/4/2	2003	10,376 SF	
		APN: 041-06625.00 Document #: 202600014345 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 235 Section: 4 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 40 Abbreviated Description: Lot:235 Section:4 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 40City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
5	.17Mi.	**406 GRINNELL ST** **PICKERINGTON, OH 43147-7965**	06/15/2026	$410,000	$282	1456	7/3/2	2003	10,624 SF	
		APN: 041-06847.00 Document #: 202600010148 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 278 Section: 5 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 49 Abbreviated Description: Lot:278 Section:5 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 49City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
6	.24Mi.	**462 FLAT RIVER ST** **PICKERINGTON, OH 43147-8013**	09/22/2026	$429,900	$186	2308	8/4/2	2002	7,562 SF	
		APN: 041-06497.00 Document #: 202600016903 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 188 Section: 3 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 38 Abbreviated Description: Lot:188 Section:3 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 38City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
7	.28Mi.	**611 NORFOLK CT** **PICKERINGTON, OH 43147-2066**	06/24/2026	$455,000	$240	1894	8/3/2	2000	12,863 SF	P
		APN: 041-05921.00 Document #: 202600010782 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 90 Section: 2 Subdivision: PRESTON TRAILS MapRef: CAB 2 SL 10 Abbreviated Description: Lot:90 Section:2 Subdivision:PRESTON TRAILS Map Ref:CAB 2 SL 10City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
8	.28Mi.	**492 RAMBLING BROOK DR** **PICKERINGTON, OH 43147-2201**	06/10/2026	$349,900	$155	2256	8/3/2	1992	9,448 SF	
		APN: 041-04308.00 Document #: 202600009884 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 78 Section: 3 Subdivision: STONEBRIDGE ESTATES MapRef: CAB 1 SL 81 Abbreviated Description: Lot:78 Section:3 Subdivision:STONEBRIDGE ESTATES Map Ref:CAB 1 SL 81City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
9	.31Mi.	**510 YALE CIR** **PICKERINGTON, OH 43147-7983**	08/10/2026	$295,000	$147	2013	8/4/2	2004	7,379 SF	
		APN: 041-06920.00 Document #: 202600013995 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 350 Section: 6 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 49 Abbreviated Description: Lot:350 Section:6 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 49City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
10	.34Mi.	**483 LORRAINE BLVD** **PICKERINGTON, OH 43147-2213**	10/06/2026	$415,000	$207	2008	8/4/2	1999	13,874 SF	
		APN: 041-05196.00 Document #: 202600017726 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 151 Section: 5 Subdivision: STONEBRIDGE ESTATES MapRef: CAB 1 SL 144 Abbreviated Description: Lot:151 Section:5 Subdivision:STONEBRIDGE ESTATES Map Ref:CAB 1 SL 144City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
11	.34Mi.	**422 WOOSTER ST** **PICKERINGTON, OH 43147-9366**	05/28/2026	$451,500	$264	1710	7/3/2	2006	12,480 SF	
		APN: 041-05994.00 Document #: 202600008905 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 33 Section: 1 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 14 Abbreviated Description: Lot:33 Section:1 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 14City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
12	.35Mi.	**371 FIELD HARVEST AVE** **PICKERINGTON, OH 43147-2207**	07/02/2026	$395,000	$180	2200	8/4/2	1990	11,713 SF	
		APN: 041-04325.00 Document #: 202600011415 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 95 Section: 3 Subdivision: STONEBRIDGE ESTATES MapRef: CAB 1 SL 81 Abbreviated Description: Lot:95 Section:3 Subdivision:STONEBRIDGE ESTATES Map Ref:CAB 1 SL 81City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								
13	.36Mi.	**648 BREVARD CIR** **PICKERINGTON, OH 43147-7875**	07/24/2026	$362,500	$216	1676	7/4/2	2007	7,701 SF	
		APN: 041-07751.00 Document #: 202600012935 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 481 Section: 8 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 64 Abbreviated Description: Lot:481 Section:8 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 64City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON								

ICE SiteX Report

OrderID: 98751757

14	.36Mi.	**550 HILL RD S** **PICKERINGTON, OH 43147-1229**	07/02/2026	$290,000	$302	960	5/2/1	1960	14,375 SF

APN: 041-02723.00 Document #: 202600011380
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4S15T15R20 Abbreviated Description: Sec/Twnship/Range:NW4S15T15R20 City/Muni/Twp:TOWNSHIP OF VIOLET City/Muni/Twp: TOWNSHIP OF VIOLET

15	.38Mi.	**441 WOOSTER ST** **PICKERINGTON, OH 43147-9368**	08/13/2026	$377,900	$229	1649	8/4/2	2001	8,999 SF

APN: 041-06004.00 Document #: 202600014241
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 43 Section: 1 Subdivision: VILLAGES AT SYCAMORE CREEK MapRef: CAB 2 SL 14 Abbreviated Description: Lot:43 Section:1 Subdivision:VILLAGES AT SYCAMORE CREEK Map Ref:CAB 2 SL 14City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON

16	.39Mi.	**615 RAMBLING BROOK DR** **PICKERINGTON, OH 43147-2219**	08/20/2026	$395,000	$166	2375	8/4/2	1997	9,448 SF

APN: 041-05208.00 Document #: 202600014696
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 163 Section: 5 Subdivision: STONEBRIDGE ESTATES MapRef: CAB 1 SL 144 Abbreviated Description: Lot:163 Section:5 Subdivision:STONEBRIDGE ESTATES Map Ref:CAB 1 SL 144City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON

17	.41Mi.	**389 RAMBLING BROOK DR** **PICKERINGTON, OH 43147-2205**	10/20/2026	$410,500	$313	1312	7/3/1	1998	9,527 SF

APN: 041-04345.00 Document #: 202600018516
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 115 Section: 3 Subdivision: STONEBRIDGE ESTATES MapRef: CAB 1 SL 81 Abbreviated Description: Lot:115 Section:3 Subdivision:STONEBRIDGE ESTATES Map Ref:CAB 1 SL 81

18	.42Mi.	**649 NORFOLK SQ N** **PICKERINGTON, OH 43147-2059**	09/30/2026	$320,000	$151	2120	8/3/1	2001	10,149 SF

APN: 041-05946.00 Document #: 202600017381
Document Type: Fiduciary Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 115 Section: 2 Subdivision: PRESTON TRAILS MapRef: CAB 2 SL 10 Abbreviated Description: Lot:115 Section:2 Subdivision:PRESTON TRAILS Map Ref:CAB 2 SL 10City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON

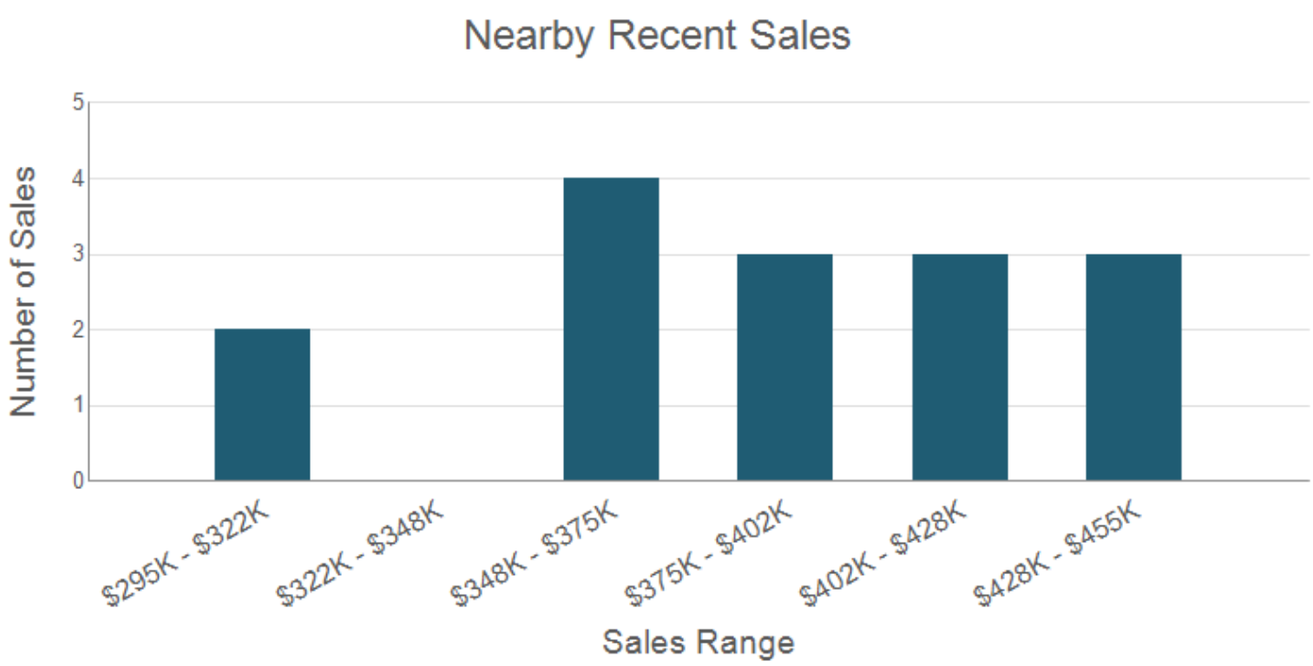
19	.42Mi.	**621 CANTERIDGE DR** **PICKERINGTON, OH 43147-2067**	09/04/2026	$509,900	$192	2654	8/4/3	2006	10,402 SF

APN: 041-06362.00 Document #: 202600015750
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 139 Section: 3 Subdivision: PRESTON TRAILS MapRef: CAB 2 SL 32 Abbreviated Description: Lot:139 Section:3 Subdivision:PRESTON TRAILS Map Ref:CAB 2 SL 32City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON

20	.42Mi.	**608 EXETER ST** **PICKERINGTON, OH 43147-2049**	06/02/2026	$535,000	$170	3152	6/5/3	2018	9,801 SF

APN: 041-07574.00 Document #: 202600009234
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 413 Section: 7 Subdivision: PRESTON TRAILS MapRef: CAB 2 SL 62 Abbreviated Description: Lot:413 Section:7 Subdivision:PRESTON TRAILS Map Ref:CAB 2 SL 62City/Muni/Twp:CITY OF PICKERINGTON City/Muni/Twp: CITY OF PICKERINGTON

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: 98751757

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.	**386 FLAT RIVER ST**	**10/30/2020**	$309,750	$108,410	1,456	7/3/2	2003	8,568 SF	
.01Mi.	**382 FLAT RIVER ST**	**07/27/2007**	$335,060	$117,270	2,043	7/4/2	2003	8,629 SF	
.01Mi.	**390 FLAT RIVER ST**	**01/24/2003**	$306,770	$107,370	1,556	7/4/2	2002	8,568 SF	
.02Mi.	**378 FLAT RIVER ST**	**10/30/2023**	$333,240	$116,640	1,860	8/4/2	2003	8,629 SF	
.02Mi.	**567 HERROGATE SQ**	**01/26/2009**	$393,600	$137,760	2,445	7/4/2	2008	8,124 SF	
.03Mi.	**394 FLAT RIVER ST**	**05/15/2025**	$406,590	$142,300	2,178	8/4/3	2002	12,240 SF	
.03Mi.	**571 HERROGATE SQ**	**09/29/2017**	$369,750	$129,410	2,580	6/3/2	2010	8,124 SF	
.03Mi.	**563 HERROGATE SQ**	**06/08/2017**	$333,930	$116,880	2,280	6/4/2	2009	8,002 SF	
.03Mi.	**370 HOBART ST**	**08/19/2003**	$400,280	$140,100	2,144	6/3/2	2003	11,700 SF	
.03Mi.	**575 HERROGATE SQ**	**11/12/2013**	$460,250	$161,090	3,237	9/4/2	2013	8,124 SF	
.04Mi.	**374 FLAT RIVER ST**	**05/18/2020**	$341,190	$119,420	1,744	8/4/2	2004	8,629 SF	
.04Mi.	**559 HERROGATE SQ**	**05/12/2020**	$329,360	$115,270	2,080	7/3/2	2008	9,200 SF	
.04Mi.	**371 SYCAMORE CREEK ST**	**12/05/2002**	$321,020	$112,360	1,556	7/4/2	2002	12,998 SF	
.04Mi.	**579 HERROGATE SQ**	**06/08/2016**	$432,900	$151,520	3,182	7/4/2	2016	8,002 SF	
.05Mi.	**374 HOBART ST**	**08/12/2024**	$298,930	$104,630	1,436	6/3/2	2003	8,320 SF	
.05Mi.	**365 FLAT RIVER ST**	**02/11/2017**	$360,690	$126,240	1,923	8/3/2	2003	10,799 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	37.8 years old	Households:	16,383
Median Household Income:	$117,364	Households w/Family:	78%
Household Income Per Capita:	$48,277	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

School District Zone:	Pickerington Local School District	Students:	11,729
Number of Schools:	16	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.64Mi.	**Pickerington High School Central** Number of Students: 1,711 Student-Teacher Ratio: 19.35 Advanced Placement: Yes	C+	Public	9 - 12
0.58Mi.	**Sycamore Creek Elementary School** Number of Students: 652 Student-Teacher Ratio: 15.89	A+	Public	PK - 4
0.81Mi.	**Ridgeview Junior High School** Number of Students: 948 Student-Teacher Ratio: 18.65	C+	Public	7 - 8
0.66Mi.	**Diley Middle School** Number of Students: 587 Student-Teacher Ratio: 19.9	B	Public	5 - 6

Flood Report

The Subject Property of **386 FLAT RIVER ST, PICKERINGTON, OH 43147-7926** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	48%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	57%	NOTABLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	45%	SIGNIFICANTLY 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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ICE SiteX Report

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