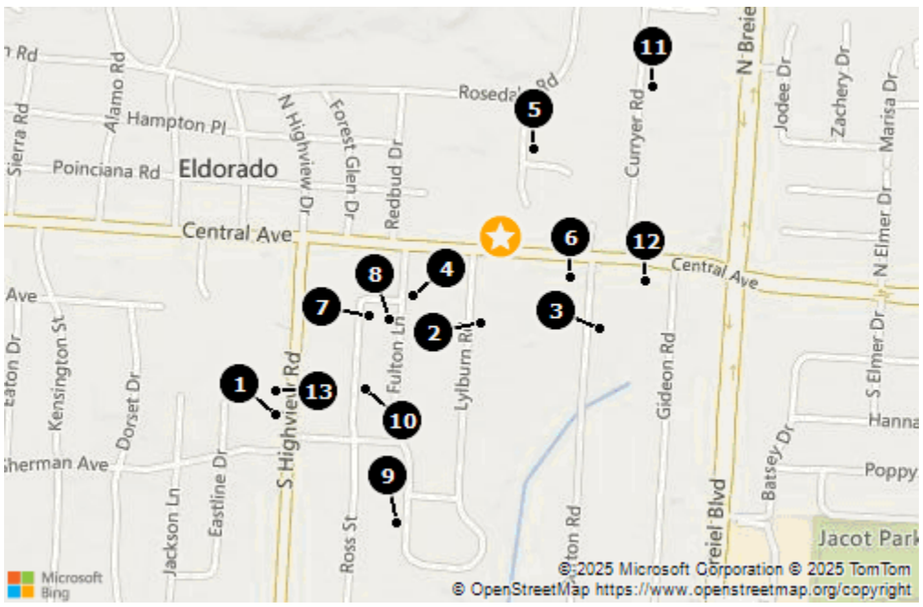
ICE SiteX Report

OrderID: 96286699

SiteX Property Information Report



Subject Property Location

4007 CENTRAL AVE, MIDDLETOWN, OH 45044-5008

County:	**BUTLER OH**	Census Tract:	390170126.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	Q6531-057.000-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	18
Value Range:	$222,220 - $319,780	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	Q65
Assd Land Value:	$12,430	Market Land Value:	$35,520	Tax Year:	2024
Assd Improvement:	$45,760	Market Improvment Value:	$130,730	Total Taxable Value:	$3,801
Total Assessed Value:	$58,190	Total Assessor Market Value:	$166,250	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: MAP W357

Abbreviated Description:	9589 S 160 OF W 80
City/Muni/Twp:	MIDDLETON TWP

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	4	Pool:	
Building Area:	2133 SF	Baths:	2	Fireplace:	1
Year Built:	1933	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:	Bungalow	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2025	Sales Price:	$171,830
Document #:	2025-00011280 BK-PG 9771-1062	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2021	Sales Price:	$175,000 Multiple Parcels Involved in this transaction
Document #:	2021-00068836 BK-PG 9771-1060	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2021		
Document Type:			

Legal Description:
Lot: 9589
Abbreviated Description: PORTION LOT9589
City/Muni/Twp: MIDDLETOWN

Prior Transfer

Recording Date:	12/02/2021	Sales Price:	$175,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 96286699

Legal Description:
Map Ref: MAP W357
Abbreviated Description: 9589 S 160 OF W 80
City/Muni/Twp: MIDDLETON TWP

Prior Transfer

Recording Date:	06/13/2005	Sales Price:	N/A
Document #:	200500039287 BK-PG 7445-1352	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2004	Loan Amount:	N/A
Document #:	200400076409 BK-PG 7445-1352	Loan Type:	Unknown
TD Due Date:	09/16/2019	Type Finance:	

Legal Description:
Lot: 9589
Abbreviated Description: PART LOT9589
City/Muni/Twp: MIDDLETOWN

Mortgage Record

Recording Date:	10/17/2002	Loan Amount:	N/A
Document #:	200200088702 BK-PG 6919-0139	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 9589
Abbreviated Description: PART LOT9589
City/Muni/Twp: MIDDLETOWN

Prior Transfer

Recording Date:	03/20/2001	Sales Price:	$100,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2001	Sales Price:	$100,000 Multiple Parcels Involved in this transaction
Document #:	200100016857 BK-PG 6575-0845	Type of Sale:	Full Amount on Deed
Contract Date:	03/16/2001		
Document Type:			

Legal Description:
Lot: 9589
City/Muni/Twp: MIDDLETOWN

Mortgage Record

Recording Date:	02/03/2000	Loan Amount:	N/A
Document #:	200000006418 BK-PG 6446-0830	Loan Type:	Unknown
TD Due Date:	01/27/2020	Type Finance:	

Legal Description:
Lot: 9589
City/Muni/Twp: MIDDLETOWN

Prior Transfer

Recording Date:	04/20/1999	Sales Price:	N/A
Document #:	9900031506 BK-PG 6352-1692	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/25/1999		
Document Type:			

Legal Description:
Lot: 9589
City/Muni/Twp: MIDDLETOWN

Area Sales Analysis

Total Area Sales	$2,454,600	Median # of Bedrooms	3
Median Lot Size	10,289 SF	Median # of Baths	1
Median Living Area	1,156 SF	Median Year Built	1955
Price Range - 2 Yrs	$60,000 to $309,000	Age Range	59 years to 93 years
Median Value	$189,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**304 S HIGHVIEW RD** **MIDDLETOWN, OH 45044-5033**	11/17/2025	$280,000	$242	1156	7/3/1	1944	16,082 SF	
		APN: Q6541-017.000-055 Document #: 2025-00040286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9670 Abbreviated Description: Lot:9670 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN								
2	.11Mi.	**101 LYLBURN RD** **MIDDLETOWN, OH 45044-5081**	11/10/2025	$60,000	$56	1053	5/2/1	1932	12,001 SF	
		APN: Q6541-021.000-019 Document #: 2025-00039249 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9899 Abbreviated Description: Lot:9899 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN								
3	.18Mi.	**101 BURTON RD** **MIDDLETOWN, OH 45044-5123**	10/10/2025	$183,000	$245	744	4/2/1	1951	12,632 SF	Yes
		APN: Q6541-021.000-068 Document #: 2025-00035313 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96286699

Legal: Lot: 9773 Abbreviated Description: Abbreviated Description:NORTH2 LOT9773 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

4	.13Mi.	**15 FULTON LN** **MIDDLETOWN, OH 45044-5012**	09/30/2025	$217,500	$145	1500	5/3/1	1958	7,841 SF	

APN: Q6541-018.000-098 Document #: 2025-00033988
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10335 Abbreviated Description: Lot:10335 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

5	.11Mi.	**119 MARYMONT CT** **MIDDLETOWN, OH 45042-3755**	09/19/2025	$309,000	$150	2050	7/3/2	1966	12,632 SF	

APN: Q6531-058.000-069 Document #: 2025-00032688
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14455 Subdivision: WINDRIDGE SUBDIVISION MapRef: ENV 517-C Abbreviated Description: Lot:14455 Subdivision:WINDRIDGE SUBDIVISION Map Ref:ENV 517-CCity/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

6	.1Mi.	**4108 CENTRAL AVE** **MIDDLETOWN, OH 45044-5011**	09/09/2025	$189,000	$157	1200	5/3/1	1959	8,712 SF	

APN: Q6541-021.000-012 Document #: 2025-00031096
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9747 Abbreviated Description: Lot:9747 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

7	.18Mi.	**105 ROSS ST** **MIDDLETOWN, OH 45044-5051**	08/28/2025	$226,000	$197	1144	6/3/1	1956	9,148 SF	Yes

APN: Q6541-018.000-050 Document #: 2025-00029684
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10357 MapRef: ENV 272 PG A Abbreviated Description: Lot:10357 Map Ref:ENV 272 PG ACity/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

8	.18Mi.	**106 FULTON LN** **MIDDLETOWN, OH 45044-5015**	07/17/2025	$120,000	$125	960	5/3/1	1956	8,712 SF	

APN: Q6541-018.000-072 Document #: 2025-00024146
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10352 Abbreviated Description: Lot:10352 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

9	.39Mi.	**504 FULTON LN** **MIDDLETOWN, OH 45044-5023**	07/08/2025	$170,000	$132	1280	6/3/2	1958	10,289 SF	

APN: Q6541-019.000-066 Document #: 2025-00022743
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10980 Abbreviated Description: Lot:10980 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

10	.25Mi.	**207 ROSS ST** **MIDDLETOWN, OH 45044-5053**	07/01/2025	$127,000	$122	1040	5/3/1	1955	8,712 SF	

APN: Q6541-018.000-057 Document #: 2025-00022029
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10364 Abbreviated Description: Lot:10364 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

11	.28Mi.	**201 CURRYER RD** **MIDDLETOWN, OH 45042-3727**	06/25/2025	$192,000	$114	1679	5/3/1	1942	13,939 SF	

APN: Q6531-058.000-041 Document #: 2025-00021213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 283 MapRef: MB 143 PG D Abbreviated Description: Lot:283 Map Ref:MB 143 PG DCity/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

12	.19Mi.	**4212 CENTRAL AVE** **MIDDLETOWN, OH 45044-5116**	05/28/2025	$175,100	$193	906	5/2/1	1943	9,148 SF	

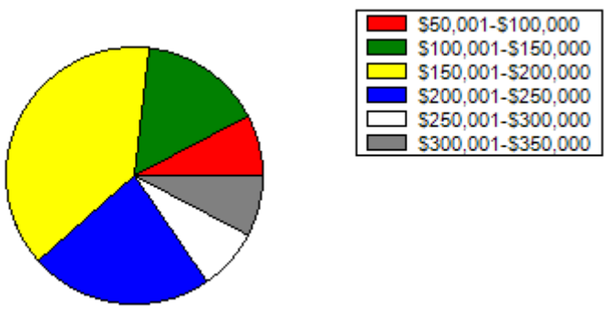
APN: Q6541-021.000-060 Document #: 2025-00017615
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9756 Abbreviated Description: Lot:9756 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

13	.34Mi.	**208 S HIGHVIEW RD** **MIDDLETOWN, OH 45044-5031**	05/27/2025	$206,000	$154	1334	8/4/1	1935	12,197 SF	

APN: Q6541-017.000-053 Document #: 2025-00017430
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9672 Abbreviated Description: Lot:9672 City/Muni/Twp:MIDDLETOWN City/Muni/Twp: MIDDLETOWN

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: 96286699

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.	**4007 CENTRAL AVE**	**12/02/2021**	$166,250	$58,190	2,133	7/4/2	1933	12,632 SF	
.02Mi.	**4009 CENTRAL AVE**	**06/06/2023**	$226,460	$79,260	2,244	9/5/3	1966	12,197 SF	
.03Mi.	**100 MARYMONT CT**	**01/03/2018**	$252,030	$88,210	2,478	8/4/2	1966	8,538 SF	
.03Mi.	**4002 CENTRAL AVE**	**06/15/1998**	$118,810	$41,590	1,215	6/3/1	1957	5,227 SF	
.04Mi.	**4013 CENTRAL AVE**	**10/04/2021**	$208,330	$72,910	1,722	7/3/1	1952	20,473 SF	
.04Mi.	**4000 CENTRAL AVE**	**07/25/2006**	$114,720	$40,160	1,152	5/2/1	1956	5,227 SF	
.04Mi.	**4004 CENTRAL AVE**	**12/01/2017**	$166,080	$58,130	1,493	7/3/2	1942	9,148 SF	
.04Mi.	**4006 CENTRAL AVE**	**10/03/2001**	$128,890	$45,110	1,248	7/3/1	1942	9,148 SF	
.05Mi.	**4008 CENTRAL AVE**	**12/20/2023**	$134,740	$47,160	1,038	5/2/1	1942	17,219 SF	
.05Mi.	**5 LYLBURN RD**	**04/22/2016**	$131,040	$45,870	1,170	5/3/1	1956	5,227 SF	
.06Mi.	**4010 CENTRAL AVE**	**03/05/2018**	$137,430	$48,100	1,728	9/4/1	1943	13,504 SF	
.06Mi.	**108 MARYMONT CT**	**09/18/2020**	$331,920	$116,170	2,322	10/4/2	1972	13,068 SF	
.06Mi.	**3916 CENTRAL AVE**	**02/27/2003**	$109,290	$38,250	872	5/2/2	1930	10,890 SF	
.06Mi.	**7 LYLBURN RD**	**09/13/2023**	$98,110	$34,340	1,128	4/2/1	1930	6,098 SF	
.06Mi.	**4100 CENTRAL AVE**	**10/06/2015**	$131,970	$46,190	1,374	6/3/1	1949	9,148 SF	
.07Mi.	**4103 CENTRAL AVE**	**04/01/1991**	$227,520	$79,640	1,891	6/3/2	1935	39,640 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	41.9 years old	Households:	10,814
Median Household Income:	$68,477	Households w/Family:	63%
Household Income Per Capita:	$35,817	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Middletown City School District	Students:	6,026
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Highview 6th Grade Center** Number of Students: 419 Student-Teacher Ratio: 17.26	B	Public	6 - 6
0.74Mi.	**Central Academy Nongraded Elementary School** Number of Students: 280 Student-Teacher Ratio: 17.15	B-	Public	KG - 6
0.99Mi.	**Middletown High School** Number of Students: 1,597 Student-Teacher Ratio: 23.38 Advanced Placement: Yes	C-	Public	9 - 12
2.11Mi.	**Miller Ridge Elementary School** Number of Students: 377 Student-Teacher Ratio: 17.28	B+	Public	KG - 5
0.88Mi.	**Middletown Middle School** Number of Students: 1,061 Student-Teacher Ratio: 19.5	C+	Public	7 - 8

Flood Report

The Subject Property of **4007 CENTRAL AVE, MIDDLETOWN, OH 45044-5008** 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	104%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 96286699

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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