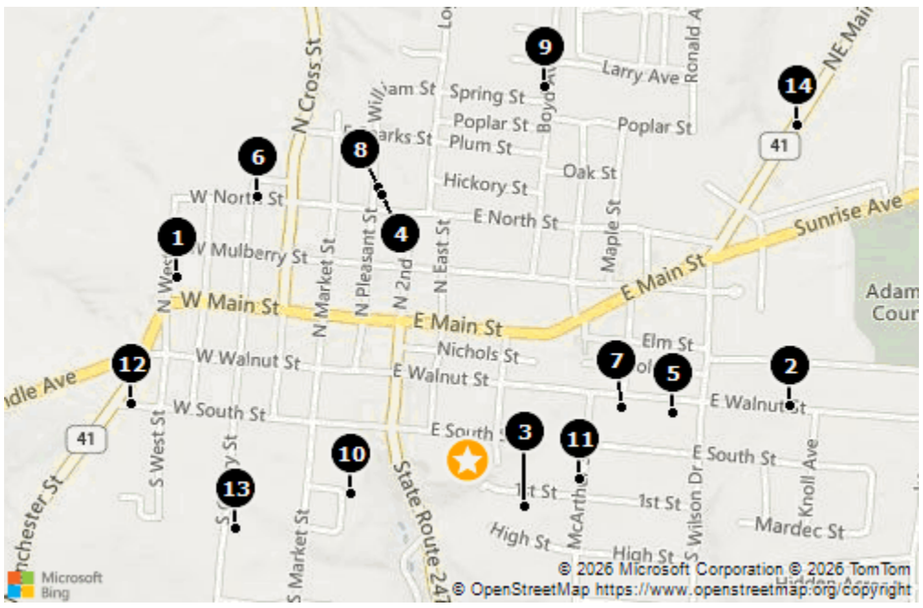
ICE SiteX Report

OrderID: 96501607

SiteX Property Information Report



Subject Property Location

419 E SOUTH ST, WEST UNION, OH 45693-1417

County:	**ADAMS OH**	Census Tract:	390017704.003033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	117-34-31-002.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	36
Value Range:	$92,160 - $195,840	Confidence Score:	64

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2022	Tax Rate Code Area:	M21
Assd Land Value:	$6,230	Market Land Value:	$17,800	Tax Year:	2024
Assd Improvement:	$19,110	Market Improvment Value:	$54,600	Total Taxable Value:	$950
Total Assessed Value:	$25,340	Total Assessor Market Value:	$72,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 157-158 Subdivision: W U IMP ADDITION Map Ref: MB 0296 PG 0022
Abbreviated Description: ACRES: 0.47900 W U IMP ADDITION INLOTS 157 E HALF, 158 WHL & 162 W HLF LESS 29'

Property Characteristics

Lot Size:	20,865 SF	Bedrooms:	4	Pool:	
Building Area:	2147 SF	Baths:	1	Fireplace:	
Year Built:	1901	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Convention	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/20/2024	Loan Amount:	N/A
Document #:	2024-3914 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 158 Subdivision: WEST UNION IMPROVEMENT COMPANYS ADDITION
City/Muni/Twp: VILLAGE OF WEST UNION

Prior Transfer

Recording Date:	07/13/2023	Sales Price:	$185,000
Document #:	705 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 157-158 Subdivision: W U IMP ADDITION Map Ref: MB 0296 PG 0022
Abbreviated Description: ACRES: 0.47900 W U IMP ADDITION INLOTS 157 E HALF, 158 WHL & 162 W HLF LESS 29'

Prior Transfer

Recording Date:	07/11/2023	Sales Price:	$185,000
Document #:	2023 - 2074 BK-PG 622 -88	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/30/2023		
Document Type:			

Legal Description:
Subdivision: WEST UNION IMPROVEMENT COMPANYS ADDITION Land Lot: 158
Abbreviated Description: L LOT: 157, 162
City/Muni/Twp: VILLAGE OF WEST UNION

ICE SiteX Report

OrderID: 96501607

Prior Transfer

Recording Date:	04/25/2007	Sales Price:	$93,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/25/2007	Sales Price:	$70,125
Document #:	2007-00001753 BK-PG 0296 -0022	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/24/2007		
Document Type:			

Legal Description:
Lot: 157,158 Subdivision: WEST UNION IMPROVEMENT COMPANYS ADDITION
Abbreviated Description: LOT 162; E2 LOT 157 & W2 LOT 162
City/Muni/Twp: WEST UNION

Area Sales Analysis

Total Area Sales	$1,867,750	Median # of Bedrooms	3
Median Lot Size	9,191 SF	Median # of Baths	1
Median Living Area	1,302 SF	Median Year Built	1924
Price Range - 2 Yrs	$30,000 to $252,000	Age Range	53 years to 126 years
Median Value	$142,000	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**214 N WEST ST** **WEST UNION, OH 45693-1258**	01/16/2026	$139,000	$117	1188	5/2/2	1960	4,443 SF	
		APN: 117-33-21-005.000 Document #: 2026-190 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 70 Abbreviated Description: Land Lot:70 Abbreviated Description:LOT: PART OF IN-LOT NO.70 City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
2	.41Mi.	**902 E WALNUT ST** **WEST UNION, OH 45693-1559**	12/17/2025	$175,000	$117	1494	6/3/2	1959	10,629 SF	
		APN: 117-34-25-013.000 Document #: 2025-4268 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: BAYLESS SUBDIVISION MapRef: MB 1 PG 99 Abbreviated Description: Lot:1,2 Subdivision:BAYLESS SUBDIVISION Map Ref:MB 1 PG 99Abbreviated Description:LOT: WEST 12 FEET OF LOT NO. 2 City/Muni/Twp:TIFFIN TOWNSHIP City/Muni/Twp: TIFFIN TOWNSHIP								
3	.1Mi.	**517 1ST ST** **WEST UNION, OH 45693-1512**	12/01/2025	$252,000	$93	2705	6/4/3	1971	14,985 SF	
		APN: 131-12-01-003.000 Document #: 2025-4074 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19-22 Block: 3 Subdivision: DARLINGTON HEIGHTS ADDITION MapRef: SL 9A Abbreviated Description: Lot:19-22 Block:3 Subdivision:DARLINGTON HEIGHTS ADDITION Map Ref:SL 9ACity/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
4	.34Mi.	**204 E NORTH ST** **WEST UNION, OH 45693-1069**	10/21/2025	$191,000	$145	1315	7/3/1	1900	7,841 SF	
		APN: 117-33-04-006.000 Document #: 2025-3619 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HARPERS ADDITION Abbreviated Description: Lot:3 Subdivision:HARPERS ADDITION City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
5	.26Mi.	**725 E WALNUT ST** **WEST UNION, OH 45693-1554**	10/16/2025	$80,000	$40	1967	7/4/2	1948	11,195 SF	
		APN: 117-34-23-003.000 Document #: 2025-3564 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13,14 Block: 1 Subdivision: DARLINGTON HEIGHTS SUBDIVISION Abbreviated Description: Lot:13,14 Block:1 Subdivision:DARLINGTON HEIGHTS SUBDIVISION City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
6	.42Mi.	**404 N CHERRY ST** **WEST UNION, OH 45693-1002**	10/03/2025	$140,000	$79	1764	8/4/1	1901	9,888 SF	
		APN: 117-33-07-004.000 Document #: 2025-3403 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: HARPERSVILLE Abbreviated Description: Lot:9 Subdivision:HARPERSVILLE City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
7	.2Mi.	**617 E WALNUT ST** **WEST UNION, OH 45693-1552**	09/16/2025	$45,000	$46	966	5/2/1	1947	7,013 SF	
		APN: 117-34-23-007.000 Document #: 2025-3110 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4,5 Block: B-1 Subdivision: DARLINGTON HEIGHTS ADDITION Abbreviated Description: Lot:4,5 Block:B-1 Subdivision:DARLINGTON HEIGHTS ADDITION Abbreviated Description:LOT: 10 FEET OFF THE EAST SIDE OF LOT NO. FOUR (4) City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
8	.36Mi.	**416 N PLEASANT ST** **WEST UNION, OH 45693-1029**	08/05/2025	$144,000	$140	1024	5/3/1	1973	7,231 SF	
		APN: 117-33-04-005.000 Document #: 2025-2520 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: PLEASANT STREET ADDITION Abbreviated Description: Lot:1,2 Subdivision:PLEASANT STREET ADDITION City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
9	.48Mi.	**707 BOYD AVE** **WEST UNION, OH 45693-1050**	08/01/2025	$175,000	$139	1255	7/3/1	1900	7,013 SF	
		APN: 117-32-03-015.000 Document #: 2025-2491 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION								
10	.14Mi.	**236 STEPHENSON DR** **WEST UNION, OH 45693-1420**	07/30/2025	$65,000	$50	1288	5/2/1	1963	14,375 SF	
		APN: 131-11-03-003.000 Document #: 2025-2452								

ICE SiteX Report

OrderID: 96501607

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12,13 MapRef: VOL 148 PG 001 Abbreviated Description: Lot:12,13 Map Ref:VOL 148 PG 001Abbreviated Description:LOT: PORTION OF OUT LOT NOS. 12 AND 13

11	.13Mi.	**223 MCARTHUR ST** **WEST UNION, OH 45693-1530**	07/25/2025	$110,000	$183	600	4/2/1	1901	14,985 SF

APN: 117-34-30-010.000 Document #: 2025-2393
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7-10 Block: 2 Subdivision: DARLINGTON HEIGHTS SUBDIVISION Abbreviated Description: Lot:7-10 Block:2 Subdivision:DARLINGTON HEIGHTS SUBDIVISION City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION

12	.43Mi.	**514 W SOUTH ST** **WEST UNION, OH 45693-1246**	07/02/2025	$30,000	$18	1646	8/4/1	1900	8,494 SF

APN: 117-33-37-004.000 Document #: 2025-2124
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: MILITARY SURVEY NUMBER 2786 Abbreviated Description: Subdivision:MILITARY SURVEY NUMBER 2786 City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION

13	.3Mi.	**260 S CHERRY ST** **WEST UNION, OH 45693-1457**	05/30/2025	$166,250	$189	878	5/2/1	1901	7,492 SF

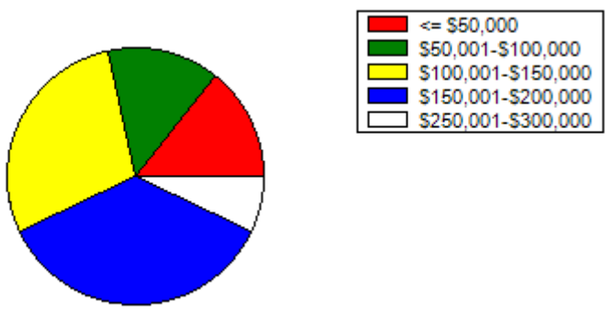
APN: 131-11-02-003.000 Document #: 2025-1729
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HOLLIDAY-RICHMOND SUBDIVISION MapRef: SL 15A Abbreviated Description: Lot:5 Subdivision:HOLLIDAY-RICHMOND SUBDIVISION Map Ref:SL 15ACity/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION

14	.58Mi.	**13361 STATE ROUTE 41** **WEST UNION, OH 45693-8992**	05/27/2025	$155,500	$116	1338	5/3/2	1901	18,861 SF

APN: 117-41-11-010.000 Document #: 2025-1679
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: VIRGINIA MILITARY SURVEY NO 3058 Abbreviated Description: Subdivision:VIRGINIA MILITARY SURVEY NO 3058 City/Muni/Twp:VILLAGE OF WEST UNION City/Muni/Twp: VILLAGE OF WEST UNION

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.

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.	**419 E SOUTH ST**	**07/13/2023**	$72,400	$25,340	2,147	9/4/1	1901	20,865 SF	
.02Mi.	**427 E SOUTH ST**	**09/18/2017**	$161,000	$56,360	1,630	6/3/1	1940	24,699 SF	
.03Mi.	**413 E SOUTH ST**	**02/22/2021**	$135,500	$47,430	1,619	6/3/2	1900		
.04Mi.	**403 E SOUTH ST**	**06/17/2021**	$65,500	$22,930	2,208	6/3/1	1910	14,505 SF	
.05Mi.	**420 E SOUTH ST**	**12/15/2021**	$65,700	$23,000	969	5/2/1	1951	8,189 SF	
.05Mi.	**416 E SOUTH ST**	**10/09/2003**	$75,400	$26,400	1,196	5/2/1	1952	8,102 SF	
.05Mi.	**503 E SOUTH ST**	**08/28/2013**	$52,600	$18,420	960	5/2/1	1955	7,492 SF	Yes
.05Mi.	**412 E SOUTH ST**	**11/17/2020**	$75,100	$26,290	1,160	6/2/1	1940	8,189 SF	
.05Mi.	**428 E SOUTH ST**	**06/18/2019**	$56,200	$19,680	1,256	6/3/1	1940	16,335 SF	
.05Mi.	**315 E SOUTH ST**	**12/28/2020**	$148,900	$52,120	1,856	6/3/3	1990	12,327 SF	
.05Mi.	**406 E SOUTH ST**	**11/17/2021**	$46,400	$16,250	728	4/2/1	1947	8,189 SF	
.06Mi.	**402 E SOUTH ST**	**09/09/2019**	$52,000	$18,200	936	5/3/1	1947	9,148 SF	
.06Mi.	**120 S WASHINGTON ST**	**02/01/1978**	$135,100	$47,290	2,269	6/4/2	1950	9,278 SF	
.07Mi.	**503 1ST ST**	**02/18/2020**	$105,100	$36,790	1,710	8/3/1	1970	18,748 SF	
.07Mi.	**518 1ST ST**	**01/01/1990**	$120,000	$42,010	980	5/3/1	1968	26,267 SF	
.07Mi.	**509 E SOUTH ST**	**06/24/2014**	$128,700	$45,050	1,120	5/3/1	1962	27,356 SF	

Rent vs. Own

Households Occupied by Renters: 29% Households Occupied by Owners: 59%

ICE SiteX Report

OrderID: 96501607

Demographics & Income

Median Age:	43.4 years old	Households:	3,473
Median Household Income:	$52,404	Households w/Family:	65%
Household Income Per Capita:	$28,945	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Adams County/Ohio Valley Local School District	Students:	3,585
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.89Mi.	**West Union Elementary School** Number of Students: 667 Student-Teacher Ratio: 16.68	B-	Public	PK - 6
2.68Mi.	**West Union High School** Number of Students: 512 Student-Teacher Ratio: 16.52	D+	Public	7 - 12

Flood Report

The Subject Property of **419 E SOUTH ST, WEST UNION, OH 45693-1417** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	112%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	104%	SIMILAR
OVERALL	102%	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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