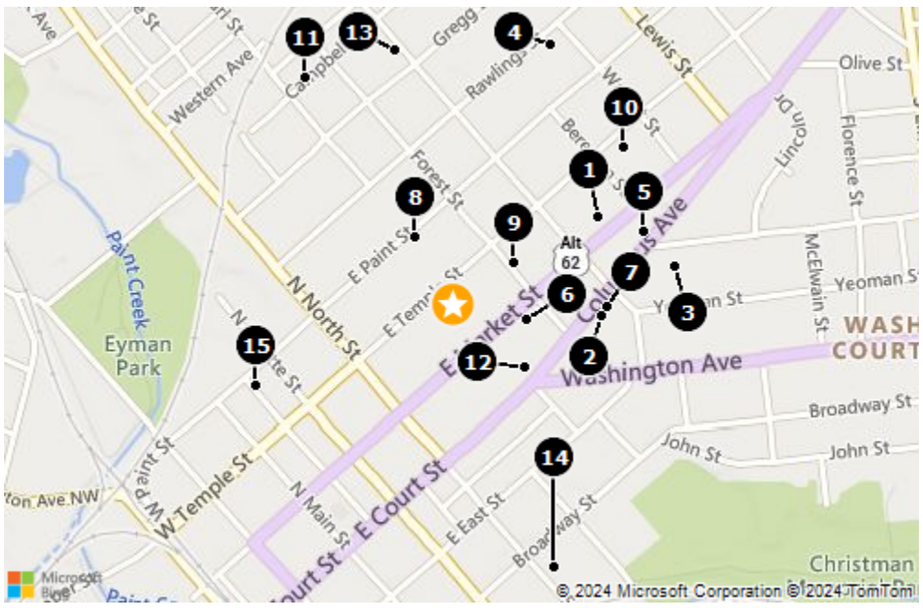
SiteX™ Report

OrderID: 92597645

SiteX Property Information Report



Subject Property Location

429 E TEMPLE ST, WASHINGTON COURT HOUSE, OH 43160-1439

County:	**FAYETTE OH**	Census Tract:	390479261.003011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	211-004-1-00-136-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	40
Value Range:	$141,600 - $330,400	Confidence Score:	60

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2021	Tax Rate Code Area:	210
Assd Land Value:	$6,020	Market Land Value:	$17,200	Tax Year:	2023
Assd Improvement:	$40,110	Market Improvment Value:	$114,600	Total Taxable Value:	$1,774
Total Assessed Value:	$46,130	Total Assessor Market Value:	$131,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 44 District: 21

Abbreviated Description:	PT O L 49.5X165
City/Muni/Twp:	WASHINGTON CORP

Property Characteristics

Lot Size:	8,102 SF	Bedrooms:	4	Pool:	
Building Area:	2786 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Combination
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	4	A/C:	Yes
Style:	Convention	Basement:	Partial	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/24/2020	Sales Price:	$157,900
Document #:	202000001896 BK-PG 222 -3803	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/30/2020		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: WASHINGTON

Prior Transfer

Recording Date:	04/13/2018	Sales Price:	$129,900
Document #:	201800001044 BK-PG 0214 -2921	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 44
City/Muni/Twp: WASHINGTON

Mortgage Record

Recording Date:	04/22/2008	Loan Amount:	N/A
Document #:	200800001587 BK-PG 0168-0259	Loan Type:	Unknown
TD Due Date:	04/17/2038	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: WASHINGTON

SiteX™ Report

OrderID: 92597645

Prior Transfer

Recording Date:	03/27/2007	Sales Price:	$130,000
Document #:	200700001261 BK-PG 0161 -3099	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/22/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 44
Abbreviated Description: PART OUTLOT44
City/Muni/Twp: WASHINGTON

Area Sales Analysis

Total Area Sales	$2,171,300	Median # of Bedrooms	3
Median Lot Size	6,752 SF	Median # of Baths	1
Median Living Area	1,204 SF	Median Year Built	1940
Price Range - 2 Yrs	$14,000 to $279,900	Age Range	84 years to 84 years
Median Value	$162,500	Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**722 E MARKET ST** **WASHINGTON COURT HOUSE, OH 43160-1534**	08/13/2024	$99,000	$57	1718	6/2/1		7,754 SF	
		APN: 211-005-1-00-177-00 Document #: 202400002354 Document Type: Executor's Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 442 Subdivision: BEREMANS ADDITION Abbreviated Description: Lot:442 Subdivision:BEREMANS ADDITION City/Muni/Twp:CITY OF WASHINGTON COURT HOUSE City/Muni/Twp: CITY OF WASHINGTON COURT HOUSE								
2	.19Mi.	**619 COLUMBUS AVE** **WASHINGTON COURT HOUSE, OH 43160-1523**	08/09/2024	$279,900	$144	1932	8/4/1		6,447 SF	
		APN: 214-002-4-00-104-00 Document #: 202400002321 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
3	.28Mi.	**611 WILLARD ST** **WASHINGTON COURT HOUSE, OH 43160-2160**	07/19/2024	$157,500	$209	752	5/3/1		6,752 SF	
		APN: 214-002-4-00-092-00 Document #: 202400002034 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Abbreviated Description: Lot:5 City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON								
4	.34Mi.	**825 RAWLINGS ST** **WASHINGTON COURT HOUSE, OH 43160-1519**	07/19/2024	$14,000	$11	1204	6/3/1	1940	8,102 SF	
		APN: 211-005-1-00-017-00 Document #: 202400002037 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON COURT HOUSE City/Muni/Twp: CITY OF WASHINGTON COURT HOUSE								
5	.25Mi.	**808 COLUMBUS AVE** **WASHINGTON COURT HOUSE, OH 43160-1578**	07/17/2024	$174,900	$145	1204	5/1/1		5,924 SF	
		APN: 211-002-1-00-019-00 Document #: 202400002008 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON								
6	.1Mi.	**521 E MARKET ST** **WASHINGTON COURT HOUSE, OH 43160-1435**	07/03/2024	$185,000	$98	1880	8/4/1		5,576 SF	
		APN: 211-001-1-00-013-00 Document #: 202400001867 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON								
7	.2Mi.	**627 COLUMBUS AVE** **WASHINGTON COURT HOUSE, OH 43160-1523**	06/20/2024	$156,000	$95	1628	7/3/1		7,536 SF	
		APN: 214-002-4-00-102-00 Document #: 202400001712 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON								
8	.08Mi.	**503 E PAINT ST** **WASHINGTON COURT HOUSE, OH 43160-1417**	06/20/2024	$169,000	$129	1301	5/2/1		6,752 SF	
		APN: 211-004-1-00-083-00 Document #: 202400001717 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Subdivision: RAWLINGS ADDITION MapRef: MB A PG 116 Abbreviated Description: Subdivision:RAWLINGS ADDITION Map Ref:MB A PG 116City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON								
9	.1Mi.	**220 FOREST ST** **WASHINGTON COURT HOUSE, OH 43160-1431**	06/13/2024	$162,500	$241	674	3/1/1		3,960 SF	
		APN: 211-004-1-00-126-03 Document #: 202400001655 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON COURT HOUSE City/Muni/Twp: CITY OF WASHINGTON COURT HOUSE								
10	.29Mi.	**813 E TEMPLE ST** **WASHINGTON COURT HOUSE, OH 43160-1541**	06/13/2024	$95,000	$138	688	3/1/1		6,752 SF	
		APN: 211-005-1-00-153-01 Document #: 202400001659 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 449 Subdivision: BEREMANS ADDITION MapRef: MB A PG 219 Abbreviated Description: Lot:449 Subdivision:BEREMANS ADDITION Map Ref:MB A PG 219								
11	.35Mi.	**512 CAMPBELL ST** **WASHINGTON COURT HOUSE, OH 43160-1445**	05/23/2024	$195,000	$169	1152	7/3/1		7,492 SF	
		APN: 211-007-1-00-073-00 Document #: 202400001470 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 82 Subdivision: WASHINGTON IMPROVEMENT COMPANYS ADDITION MapRef: MB A PG 426 Abbreviated Description: Lot:82 Subdivision:WASHINGTON IMPROVEMENT COMPANYS ADDITION Map Ref:MB A PG 426City/Muni/Twp:CITY OF WASHINGTON COURT HOUSE City/Muni/Twp: CITY OF WASHINGTON COURT HOUSE								
12	.12Mi.	**504 COLUMBUS AVE** **WASHINGTON COURT HOUSE, OH 43160-1428**	05/09/2024	$235,000	$101	2317	6/3/1		13,286 SF	
		APN: 211-001-1-00-045-00 Document #: 202400001316								

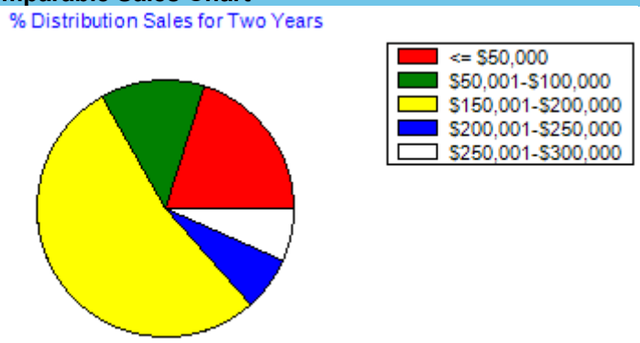
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF WASHINGTON City/Muni/Twp: CITY OF WASHINGTON

13 .33Mi. **613 DELAWARE ST** 04/25/2024 $16,000 $21 750 4/2/1 2,483 SF
WASHINGTON COURT HOUSE, OH 43160-1547
APN: 211-007-1-00-052-00 Document #: 202400001160
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: WASHINGTON IMPROVEMENT COMPANYS ADDITION MapRef: MB A PG 426 Abbreviated Description: Lot:49 Subdivision:WASHINGTON IMPROVEMENT COMPANYS ADDITION Map Ref:MB A PG 426

14 .35Mi. **312 S NORTH ST** 04/22/2024 $40,000 $26 1512 6/3/1 4,182 SF
WASHINGTON COURT HOUSE, OH 43160-2253
APN: 214-007-4-00-029-00 Document #: 202400001087
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WILLIAN BURNETTS MapRef: MB A PG 80 Abbreviated Description: Lot:1 Subdivision:WILLIAN BURNETTS Map Ref:MB A PG 80

15 .27Mi. **121 E PAINT ST** 04/05/2024 $192,500 $190 1009 5/3/1 3,746 SF
WASHINGTON COURT HOUSE, OH 43160-1335
APN: 212-016-2-00-108-00 Document #: 202400000939
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Abbreviated Description: Lot:100 City/Muni/Twp:CITY OF WASHINGTON COURT HOUSE City/Muni/Twp: CITY OF WASHINGTON COURT HOUSE

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.	**429 E TEMPLE ST**	**06/24/2020**	$131,800	$46,130	2,786	9/4/2		8,102 SF	
.01Mi.	**425 E TEMPLE ST**	**03/06/2024**	$88,800	$31,080	1,364	7/3/1		6,752 SF	
.01Mi.	**433 E TEMPLE ST**	**05/24/2002**	$85,100	$29,790	1,712	7/4/2	1920	6,752 SF	
.02Mi.	**421 E TEMPLE ST**	**01/19/2021**	$123,000	$43,050	1,987	7/3/1		6,752 SF	Yes
.02Mi.	**417 E TEMPLE ST**	**03/19/2003**	$70,900	$24,820	1,372	5/2/1	1940	6,621 SF	
.03Mi.	**415 E TEMPLE ST**	**02/08/2023**	$134,900	$47,220	2,324	9/4/1	1920	6,752 SF	
.03Mi.	**430 E MARKET ST**	**05/03/2023**	$92,700	$32,450	1,952	6/3/1		5,271 SF	
.03Mi.	**426 E MARKET ST**		$140,900	$49,320	2,564	8/3/1		6,752 SF	
.04Mi.	**436 E MARKET ST**	**04/21/2000**	$176,100	$61,640	2,864	8/3/1	1918	8,407 SF	
.04Mi.	**504 E MARKET ST**	**08/16/1994**	$185,500	$64,930	2,548	8/4/1		7,623 SF	Yes
.04Mi.	**411 E TEMPLE ST**	**05/05/2020**	$129,400	$45,290	2,016	7/3/1		6,752 SF	
.04Mi.	**506 E MARKET ST**	**08/16/1994**	$88,200	$30,870	1,607	6/3/1		5,445 SF	
.05Mi.	**432 E TEMPLE ST**	**12/06/2018**	$143,500	$50,230	1,280	5/3/2	2016	8,233 SF	
.05Mi.	**414 E MARKET ST**	**08/05/2020**	$99,100	$34,690	1,912	6/3/1		7,405 SF	
.05Mi.	**422 E TEMPLE ST**	**03/02/2015**	$91,800	$32,130	2,153	8/3/1		5,445 SF	
.05Mi.	**407 E TEMPLE ST**	**02/27/2023**	$93,200	$32,620	1,855	8/3/1	1920	6,752 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.1 years old	Households:	9,067
Median Household Income:	$55,891	Households w/Family:	66%
Household Income Per Capita:	$31,872	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Washington Court House City School District	Students:	2,124
Number of Schools:	4	Rating:	C

SiteX™ Report

OrderID: 92597645

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.15Mi.	**Belle Aire Intermediate School** Number of Students: 483 Student-Teacher Ratio: 16.66	C+	Public	3 - 5
0.65Mi.	**Washington Middle School** Number of Students: 520 Student-Teacher Ratio: 22.61	C	Public	6 - 8
0.66Mi.	**Washington High School** Number of Students: 632 Student-Teacher Ratio: 15.05 Advanced Placement: Yes	D	Public	9 - 12
0.77Mi.	**Cherry Hill Primary School** Number of Students: 489 Student-Teacher Ratio: 15.77	NA	Public	PK - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	123%	HIGHER
OVERALL	115%	HIGHER

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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