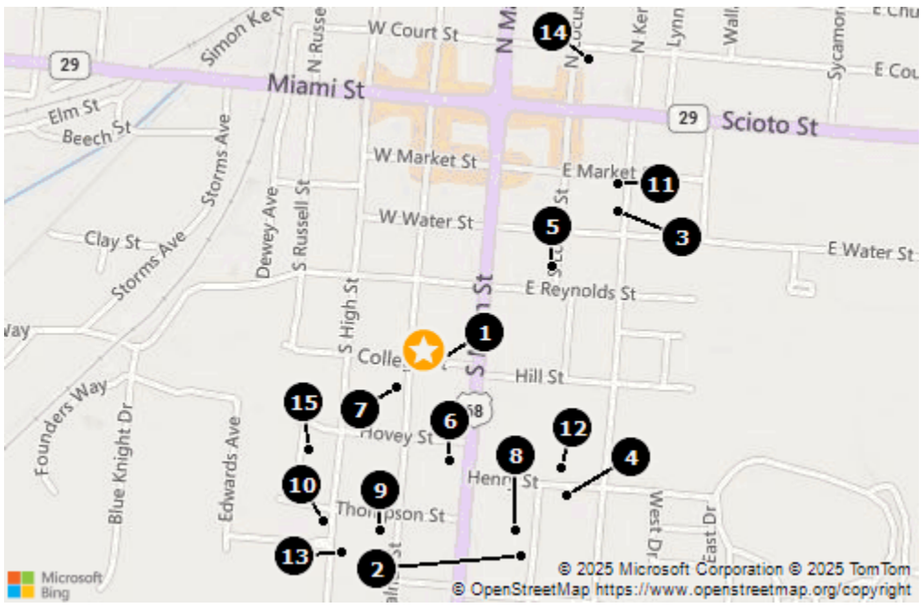
ICE SiteX Report

OrderID: 95492316

SiteX Property Information Report



Subject Property Location

441 S WALNUT ST, URBANA, OH 43078-2414

County:	**CHAMPAIGN OH**	Census Tract:	390210106.002011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	K48-25-11-01-31-010-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$133,000**	FSD:	43
Value Range:	$75,810 - $190,190	Confidence Score:	57

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$2,840	Market Land Value:	$8,110	Tax Year:	2024
Assd Improvement:	$21,410	Market Improvment Value:	$61,160	Total Taxable Value:	$1,020
Total Assessed Value:	$24,250	Total Assessor Market Value:	$69,270	Delinquent Year:	
				Tax Account ID:	027109-1
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: K48 Map Ref: MAP: K00106 Sec/Twnship/Range: SEC 1 TWN 25N RNG 11W
Abbreviated Description: RTS 11-05-23 __ S WALNUT ST
City/Muni/Twp: URBANACORP URBANATWP

Property Characteristics

Lot Size:	3,380 SF	Bedrooms:	3	Pool:	
Building Area:	1032 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/17/2024	Loan Amount:	N/A
Document #:	202400000203 BK-PG 593-4309	Loan Type:	FHA
TD Due Date:	01/01/2064	Type Finance:	

Legal Description:
Sec/Twnship/Range: S23T05R11BTMRS
City/Muni/Twp: CITY OF URBANA

Prior Transfer

Recording Date:	07/24/2019	Sales Price:	$60,000
Document #:	201900002787 BK-PG 566-4881	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/23/2019		
Document Type:	Survivorship Deed		

Legal Description:
Sec/Twnship/Range: S23T05R11
City/Muni/Twp: URBANA

Prior Transfer

Recording Date:	07/24/2019	Sales Price:	$60,000
Document #:	190446 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

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Legal Description:
District: K48 Map Ref: MAP: K00106 Sec/Twnship/Range: SEC 1 TWN 25N RNG 11W
Abbreviated Description: RTS 11-05-23 __ S WALNUT ST
City/Muni/Twp: URBANACORP URBANATWP

Prior Transfer

Recording Date:	11/01/2013	Sales Price:	$23,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2013	Sales Price:	$23,500
Document #:	201300005394 BK-PG 519-2958	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/28/2013		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Sec/Twnship/Range: S23T05R11 BTMRS
City/Muni/Twp: URBANA

Area Sales Analysis

Total Area Sales	$2,502,500	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1900
Price Range - 2 Yrs	$56,500 to $277,500	Age Range	51 years to 125 years
Median Value	$180,000	Median Age	125 years

Comparable Sales Data

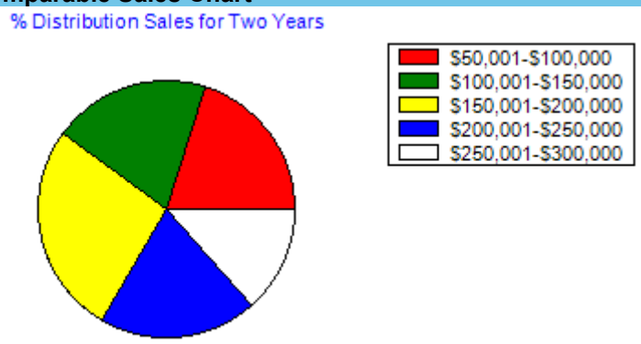
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**125 COLLEGE ST** **URBANA, OH 43078-2403**	07/18/2025	$260,000	$160	1616	7/2/1	1900	7,500 SF	
		APN: K48-25-00-01-23-002-00 Document #: 202500002629 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: VANDERFORDS SECOND ADDITION MapRef: MB C PG 55 Abbreviated Description: Lot:2 Subdivision:VANDERFORDS SECOND ADDITION Map Ref:MB C PG 55City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
2	.28Mi.	**244 WINDSOR AVE** **URBANA, OH 43078-2562**	07/03/2025	$195,000	$184	1059	5/2/1	1900	9,250 SF	
		APN: K48-25-00-02-25-044-00 Document #: 202500002406 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 36,50 Subdivision: GEORGE A WEAVERS ADDITION Abbreviated Description: Lot:36,50 Subdivision:GEORGE A WEAVERS ADDITION City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
3	.29Mi.	**218 S KENTON ST** **URBANA, OH 43078-2106**	06/25/2025	$170,000	$221	768	5/2/1	1938	4,653 SF	
		APN: K48-25-00-02-18-089-00 Document #: 202500002288 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 131 Abbreviated Description: Lot:131 City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
4	.25Mi.	**215 HENRY ST** **URBANA, OH 43078-2529**	06/10/2025	$115,000	$136	840	4/2/1	1969	3,250 SF	
		APN: K48-25-00-02-25-059-00 Document #: 202500002065 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: GEORGE WEAVERS ADDITION Abbreviated Description: Lot:54 Subdivision:GEORGE WEAVERS ADDITION City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
5	.19Mi.	**318 S LOCUST ST** **URBANA, OH 43078-2140**	04/24/2025	$70,000	$85	816	5/1/1	1928	2,850 SF	
		APN: K48-25-00-02-18-151-00 Document #: 202500001400 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 147 Subdivision: ORIGINAL PLAT OF URBANA Abbreviated Description: Lot:147 Subdivision:ORIGINAL PLAT OF URBANA City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
6	.14Mi.	**610 S MAIN ST** **URBANA, OH 43078-2430**	03/28/2025	$277,500	$131	2112	10/3/2	1900	7,120 SF	
		APN: K48-25-00-01-07-001-00 Document #: 202500001074 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: W C GLENNS ADDITION Abbreviated Description: Lot:1 Subdivision:W C GLENNS ADDITION City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
7	.06Mi.	**520 S WALNUT ST** **URBANA, OH 43078-2441**	03/17/2025	$185,000	$143	1288	7/3/2	1900	5,000 SF	
		APN: K48-25-11-01-31-023-00 Document #: 202500000891 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4S23T5R11MRS Abbreviated Description: Sec/Twnship/Range:SW4S23T5R11MRS City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
8	.25Mi.	**228 WINDSOR AVE** **URBANA, OH 43078-2562**	03/05/2025	$117,000	$88	1320	6/3/1	1916	9,250 SF	
		APN: K48-25-00-02-25-047-00 Document #: 202500000721 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: WEAVERS ADDITION Abbreviated Description: Lot:33 Subdivision:WEAVERS ADDITION City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
9	.23Mi.	**704 S WALNUT ST** **URBANA, OH 43078-2445**	02/11/2025	$68,000	$20	3248	13/8/3	1900	9,400 SF	Yes
		APN: K48-25-00-01-09-003-00 Document #: 202500000463 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: F HOUSTON ADDITION MapRef: MB B PG 197 Abbreviated Description: Lot:2 Subdivision:F HOUSTON ADDITION Map Ref:MB B PG 197City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
10	.25Mi.	**303 THOMPSON ST**	12/31/2024	$130,000	$102	1272	7/3/1	1957	6,075 SF	

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		URBANA, OH 43078-2438							
	APN: K48-25-00-01-29-038-00 Document #: 202400004918 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WOODLAND HEIGHTS SUBDIVISION MapRef: MB D PG 128 Abbreviated Description: Lot:28 Subdivision:WOODLAND HEIGHTS SUBDIVISION Map Ref:MB D PG 128City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
11	.31Mi.	**233 E MARKET ST**	12/20/2024	$56,500	$43	1288	6/3/1	1900	8,000 SF
		URBANA, OH 43078-2119							
	APN: K48-25-00-02-18-074-00 Document #: 202400004790 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 121 Land Lot: 121 Abbreviated Description: Lot:121 Land Lot:121 City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
12	.22Mi.	**210 HENRY ST**	12/11/2024	$180,000	$102	1761	7/3/2	1900	12,480 SF
		URBANA, OH 43078-2530							
	APN: K48-25-11-02-30-016-00 Document #: 202400004637 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S23T05R11MRS Abbreviated Description: Sec/Twnship/Range:S23T05R11MRS								
13	.27Mi.	**727 S HIGH ST**	12/10/2024	$232,000	$189	1222	6/3/1	1974	12,545 SF
		URBANA, OH 43078-2420							
	APN: K48-25-00-01-02-007-00 Document #: 202400004602 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S23T05R11MRS Abbreviated Description: Sec/Twnship/Range:S23T05R11MRS City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
14	.4Mi.	**209 E COURT ST**	12/10/2024	$236,500	$87	2704	6/4/2	1900	8,250 SF
		URBANA, OH 43078-1804							
	APN: K48-25-00-03-19-044-00 Document #: 202400004615 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Land Lot: 167 Abbreviated Description: Land Lot:167 City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								
15	.19Mi.	**111 ORCHARD DR**	11/14/2024	$210,000	$240	875	5/3/1	1972	6,322 SF
		URBANA, OH 43078-2433							
	APN: K48-25-00-01-29-016-00 Document #: 202400004282 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: WOODLAND HEIGHTS SUBDIVISION MapRef: MB D PG 128 Abbreviated Description: Lot:50 Subdivision:WOODLAND HEIGHTS SUBDIVISION Map Ref:MB D PG 128City/Muni/Twp:CITY OF URBANA City/Muni/Twp: CITY OF URBANA								

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.	**441 S WALNUT ST**	**07/24/2019**	$69,270	$24,250	1,032	6/3/1	1900	3,380 SF	
0Mi.	**439 S WALNUT ST**	**11/02/2017**	$69,590	$24,360	1,032	6/2/1	1900	3,380 SF	
.01Mi.	**128 COLLEGE ST**	**10/19/2021**	$154,260	$54,000	1,336	7/3/3	1900	4,835 SF	
.01Mi.	**433 S WALNUT ST**	**02/24/2017**	$108,620	$38,020	1,651	6/3/1	1900	7,536 SF	
.02Mi.	**124 COLLEGE ST**	**01/20/2021**	$109,480	$38,310	1,485	6/2/1	1900	4,269 SF	
.02Mi.	**429 S WALNUT ST**	**05/13/2014**	$76,100	$26,640	1,284	6/4/1	1900	5,715 SF	
.02Mi.	**200 COLLEGE ST**	**12/21/2023**	$72,350	$25,320	975	6/2/1	1915	5,775 SF	
.03Mi.	**116 COLLEGE ST**	**08/27/2007**	$102,840	$35,990	1,510	4/1/1	1952	3,850 SF	
.03Mi.	**425 S WALNUT ST**	**02/11/2003**	$93,970	$32,890	1,522	7/4/1	1900	7,560 SF	
.03Mi.	**424 S WALNUT ST**	**05/05/2023**	$154,670	$54,130	1,272	5/2/2	1900	7,920 SF	
.03Mi.	**125 COLLEGE ST**	**01/17/2025**	$111,730	$39,110	1,616	7/2/1	1900	7,500 SF	
.03Mi.	**119 COLLEGE ST**	**01/30/2024**	$120,890	$42,310	1,652	6/3/2	1900	3,000 SF	
.03Mi.	**129 COLLEGE ST**	**09/18/2020**	$160,390	$56,140	1,952	9/4/2	1900	7,500 SF	
.04Mi.	**210 COLLEGE ST**	**08/01/2017**	$137,190	$48,020	1,934	8/3/2	1900	11,760 SF	
.04Mi.	**123 COLLEGE ST**	**08/13/2020**	$132,040	$46,220	1,898	9/3/2	1900	7,500 SF	
.04Mi.	**201 COLLEGE ST**	**12/30/1899**	$111,390	$38,990	1,394	6/3/1	1900		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

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Demographics & Income

Median Age:	41.4 years old	Households:	8,153
Median Household Income:	$66,270	Households w/Family:	67%
Household Income Per Capita:	$32,752	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Urbana City School District	Students:	1,863
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Urbana Elementary School** Number of Students: 880 Student-Teacher Ratio: 20.95	C	Public	PK - 5
0.86Mi.	**Urbana High School** Number of Students: 537 Student-Teacher Ratio: 18.1 Advanced Placement: Yes	C+	Public	9 - 12
1.21Mi.	**Urbana Junior High School** Number of Students: 446 Student-Teacher Ratio: 18.58	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	125%	HIGHER
OVERALL	120%	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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