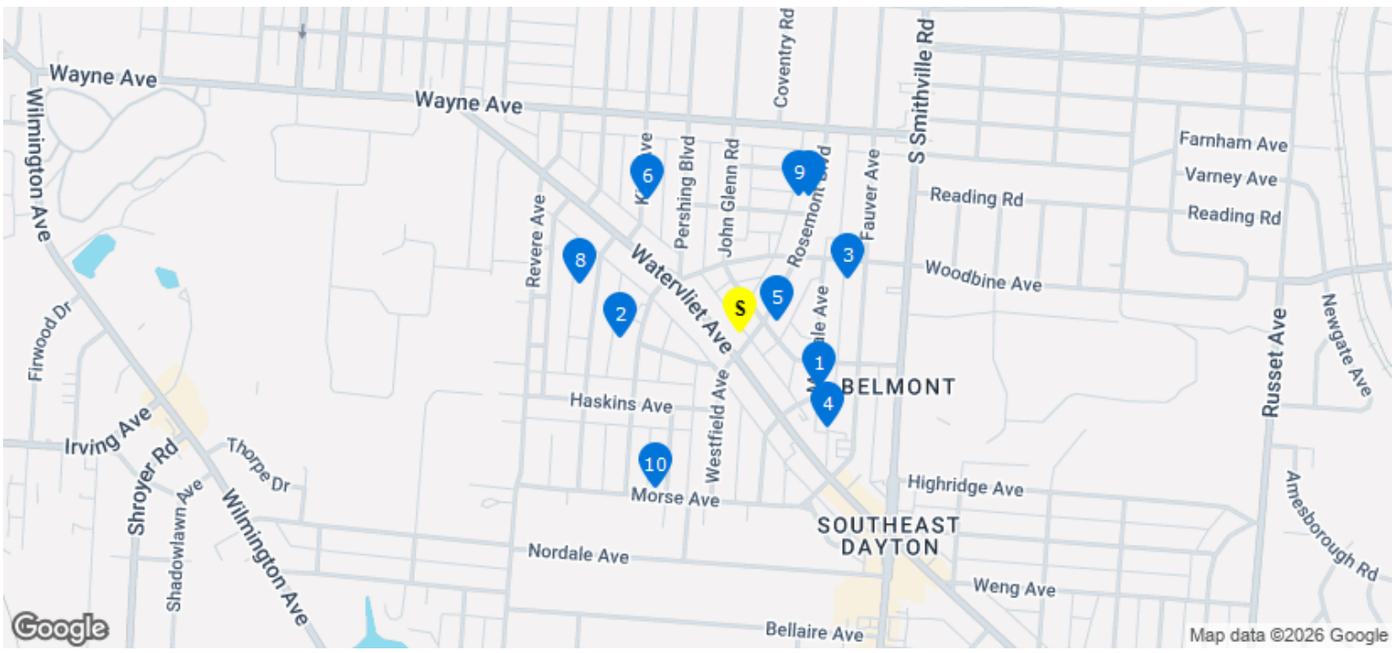
ICE SiteX Report

OrderID: 98745707

SiteX Property Information Report



Subject Property Location

446 WATERVLIET AVE, DAYTON, OH 45420-2467

County:	**MONTGOMERY OH**	Census Tract:	0030.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R72 14609 0073	Thomas Bros Pg-Grid:	

Valuation

Value:	**$60,000**	FSD:	15	Common Confidence Score:	59
Value Range:	$51,000 - $69,000	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	R72
Assd Land Value:	$6,990	Market Land Value:	$19,960	Tax Year:	2023
Assd Improvement:	$19,800	Market Improvment Value:	$56,560	Total Taxable Value:	$958
Total Assessed Value:	$26,790	Total Assessor Market Value:	$76,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: R72 Map Ref: MAP 146

Abbreviated Description:	59023
City/Muni/Twp:	DAYTON

Property Characteristics

Lot Size:	4,439 SF	Bedrooms:	2	Pool:	
Building Area:	616 SF	Baths:	1	Fireplace:	
Year Built:	1923	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:	Detached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Bungalow	Basement:	Full Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/28/2025	Sales Price:	N/A
Document #:	202500011385 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/18/2025	Loan Amount:	N/A
Document #:	2025-00009381 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/11/2025		
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: DAYTON

Mortgage Record

Recording Date:	06/03/2010	Loan Amount:	N/A
Document #:	10-032122 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/27/2010		
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
City/Muni/Twp: DAYTON

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Prior Transfer

Recording Date:	06/03/2010	Sales Price:	$63,500
Document #:	10-032119 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/27/2010		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	09/22/2008	Sales Price:	N/A
Document #:	08-066400 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/25/2008		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: DAYTON

Area Sales Analysis

Total Area Sales	$1,105,800	Median # of Bedrooms	2
Median Lot Size	4,681 SF	Median # of Baths	1
Median Living Area	781 SF	Median Year Built	1928
Price Range - 2 Yrs	$41,000 to $174,900	Age Range	86 years to 101 years
Median Value	$105,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2402 JOHN GLENN RD** **DAYTON, OH 45420-2527**	08/13/2026	$93,500	$94	996	5/2/1	1949	4,639 SF	
		APN: R72 14610 0026 Document #: 2026-00047959 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 59234 Abbreviated Description: Lot:59234 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
2	.12Mi.	**2530 WESTFIELD AVE** **DAYTON, OH 45420-2376**	08/13/2026	$125,000	$107	1172	5/2/1	1927	5,319 SF	
		APN: R72 14606 0029 Document #: 2026-00048162 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 57266 Abbreviated Description: Lot:57266 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
3	.16Mi.	**2616 WESTFIELD AVE** **DAYTON, OH 45420-2378**	10/13/2026	$93,500	$70	1344	6/3/1	1922	5,201 SF	
		APN: R72 14606 0023 Document #: 2026-00060959 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 57272 Abbreviated Description: Lot:57272 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
4	.2Mi.	**2420 NILL AVE** **DAYTON, OH 45420-2373**	10/08/2026	$100,000	$114	880	5/2/1	1921	3,955 SF	
		APN: R72 14607 0093 Document #: 2026-00060394 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 58088 Abbreviated Description: Lot:58088 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
5	.21Mi.	**140 MARLBORO PL** **DAYTON, OH 45420-2423**	09/04/2026	$95,000	$118	804	5/2/1	1927	5,279 SF	
		APN: R72 14805 0053 Document #: 2026-00053604 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 59156 Abbreviated Description: Lot:59156 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
6	.21Mi.	**2135 FAUVER AVE** **DAYTON, OH 45420-2520**	08/24/2026	$148,700	$116	1280	6/3/1	1927	5,920 SF	
		APN: R72 14804 0042 Document #: 2026-00050758 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59213 Abbreviated Description: Lot:59213 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
7	.23Mi.	**638 WATERVLIET AVE** **DAYTON, OH 45420-2545**	10/02/2026	$300,000	$49	6146	//	1949	SF	
		APN: R72 51468 0003 Document #: 2026-00059084 Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 638 Subdivision: THE BELMONT SUITES CONDOMINIUM Abbreviated Description: Lot:638 Subdivision:THE BELMONT SUITES CONDOMINIUM City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
8	.24Mi.	**419 HASKINS AVE** **DAYTON, OH 45420-2353**	10/14/2026	$90,000	$82	1094	7/3/1	1951	5,184 SF	
		APN: R72 14607 0011 Document #: 2026-00061271 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 57976 Abbreviated Description: Lot:57976 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
9	.27Mi.	**806 MORSE AVE** **DAYTON, OH 45420-2324**	09/22/2026	$224,500	$182	1234	6/3/1	1949	10,001 SF	
		APN: R72 14308 0029 Document #: 2026-00056686 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 56873 Abbreviated Description: Lot:56873 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
10	.29Mi.	**3129 COTTAGE TER** **DAYTON, OH 45420-1812**	10/05/2026	$93,800	$163	576	4/2/1	1926	2,021 SF	
		APN: R72 14608 0082 Document #: 2026-00059396 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 61395 Sec/Twnship/Range: NW4 S26T02R MRS Abbreviated Description: Lot:61395 Sec/Twnship/Range:NW4 S26T02R MRS City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
11	.29Mi.	**18 VELMA AVE** **DAYTON, OH 45420-1826**	08/21/2026	$105,000	$137	768	6/2/1	1925	4,500 SF	
		APN: R72 14801 0080 Document #: 2026-00050554 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 61384 Abbreviated Description: Lot:61384 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

12	.3Mi.	**3409 WAYNE AVE** **DAYTON, OH 45420-2434**	09/28/2026	$138,000	$131	1056	5/2/1	1926	4,800 SF

APN: R72 14808 0061 Document #: 2026-00057959
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 54530 Abbreviated Description: Lot:54530 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

13	.32Mi.	**2100 S SMITHVILLE RD** **DAYTON, OH 45420-2806**	09/04/2026	$114,900	$120	960	5/2/1	1929	5,602 SF

APN: R72 14705 0102 Document #: 2026-00053580
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 60341 MapRef: DOC 2021-00027566 Abbreviated Description: Lot:60341 Map Ref:DOC 2021-00027566City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

14	.34Mi.	**931 NORDALE AVE** **DAYTON, OH 45420-2341**	10/07/2026	$140,000	$172	814	5/2/1	1928	8,599 SF

APN: R72 14307 0010 Document #: 2026-00059922
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 56882 Abbreviated Description: Lot:56882 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

15	.35Mi.	**1907-1909 KING AVE** **DAYTON, OH 45420-2448**	09/18/2026	$90,000	$35	2604	12/6/2	1923	4,800 SF

APN: R72 14808 0046 Document #: 2026-00056013
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 54459 Abbreviated Description: Lot:54459 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

16	.36Mi.	**1911 FAUVER AVE** **DAYTON, OH 45420-2506**	08/03/2026	$225,000	$186	1210	6/3/1	1951	5,319 SF

APN: R72 14903 0030 Document #: 2026-00045584
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 55309 Abbreviated Description: Lot:55309 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

17	.38Mi.	**4037 READING RD** **DAYTON, OH 45420-2840**	09/11/2026	$190,000	$213	892	4/2/1	1963	5,001 SF

APN: R72 14705 0093 Document #: 2026-00054718
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 60312 Abbreviated Description: Lot:60312 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

18	.38Mi.	**520 NORDALE AVE** **DAYTON, OH 45420-2334**	09/02/2026	$185,000	$220	840	4/2/1	1915	10,001 SF

APN: R72 14304 0019 Document #: 2026-00052849
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 56809 Abbreviated Description: Lot:56809 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

19	.39Mi.	**1903 BROOKLINE AVE** **DAYTON, OH 45420-1955**	09/23/2026	$168,000	$167	1003	6/3/2	1918	8,242 SF

APN: R72 14808 0025 Document #: 2026-00057194
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 54390 Abbreviated Description: Lot:54390 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

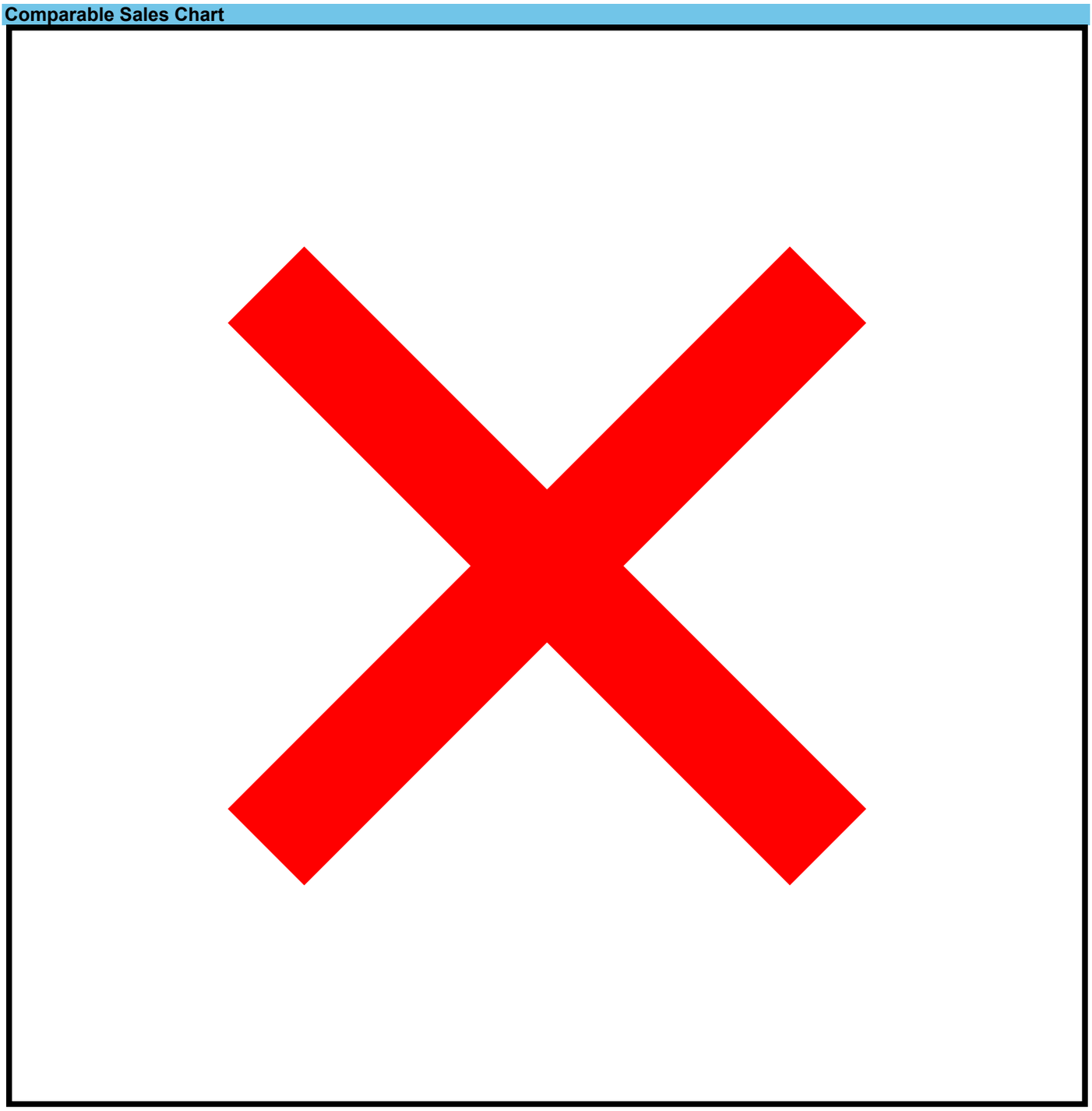
20	.39Mi.	**1832 ROSEMONT BLVD** **DAYTON, OH 45420-2511**	09/21/2026	$175,000	$128	1368	7/3/1	1929	5,319 SF

APN: R72 14903 0042 Document #: 2026-00056448
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 55328 Abbreviated Description: Lot:55328 City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON

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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

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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.	**446 WATERVLIET AVE**	**06/03/2010**	$76,520	$26,790	616	5/2/1	1923	4,439 SF	
.01Mi.	**442 WATERVLIET AVE**	**10/06/2021**	$109,020	$38,160	1,224	7/3/1	1922	4,439 SF	
.01Mi.	**450 WATERVLIET AVE**	**06/11/2024**	$161,270	$56,450	1,548	7/4/2	1927	4,439 SF	
.01Mi.	**438 WATERVLIET AVE**	**12/14/2021**	$122,840	$43,000	1,260	6/3/1	1925	4,439 SF	
.02Mi.	**434 WATERVLIET AVE**	**02/13/2023**	$111,240	$38,940	1,140	5/2/1	1925	4,439 SF	
.03Mi.	**2327 JOHN GLENN RD**	**10/10/2013**	$133,240	$46,640	1,599	7/3/1	1928	4,439 SF	
.03Mi.	**2331 JOHN GLENN RD**	**07/11/2019**	$134,120	$46,950	1,254	6/3/1	1928	4,439 SF	
.03Mi.	**2323 JOHN GLENN RD**		$98,710	$34,550	1,068	5/2/1	1929	4,439 SF	
.03Mi.	**466 WATERVLIET AVE**	**06/18/2002**	$89,620	$31,370	1,014	5/2/1	1922	4,439 SF	
.03Mi.	**439 WATERVLIET AVE**	**02/01/2022**	$196,400	$68,740	3,047	13/4/2	1875	8,059 SF	
.03Mi.	**2321 JOHN GLENN RD**	**08/27/2025**	$93,940	$32,880	1,116	5/2/1	1928	4,439 SF	
.03Mi.	**2409 ROSEMONT BLVD**	**11/06/2025**	$93,930	$32,880	964	5/2/1	1926	5,162 SF	
.03Mi.	**2317 JOHN GLENN RD**	**09/29/2025**	$88,660	$31,040	960	6/2/1	1924	4,439 SF	
.04Mi.	**426 WATERVLIET AVE**	**09/07/2021**	$127,310	$44,560	1,565	6/3/1	1929	4,439 SF	
.04Mi.	**2405 ROSEMONT BLVD**	**04/20/2018**	$114,980	$40,250	1,151	6/3/2	1926	4,639 SF	
.04Mi.	**435 WATERVLIET AVE**	**07/02/1997**	$115,680	$40,490	1,237	6/3/1	1928	6,090 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	38.1 years old	Households:	12,007
Median Household Income:	$58,594	Households w/Family:	47%
Household Income Per Capita:	$32,872	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Dayton City School District	Students:	12,785
Number of Schools:	28	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.33Mi.	**Rosa Parks Early Learning Center** Number of Students: 229 Student-Teacher Ratio: 10.9	NA	Public	PK - PK
0.87Mi.	**Horace Mann Elementary School** Number of Students: 385 Student-Teacher Ratio: 16.74	D+	Public	PK - 6
0.60Mi.	**Belmont High School** Number of Students: 1,153 Student-Teacher Ratio: 19.88	F	Public	7 - 12

Flood Report

The Subject Property of **446 WATERVLIET AVE, DAYTON, OH 45420-2467** 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	128%	HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	117%	HIGHER
OVERALL	109%	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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ICE SiteX Report

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