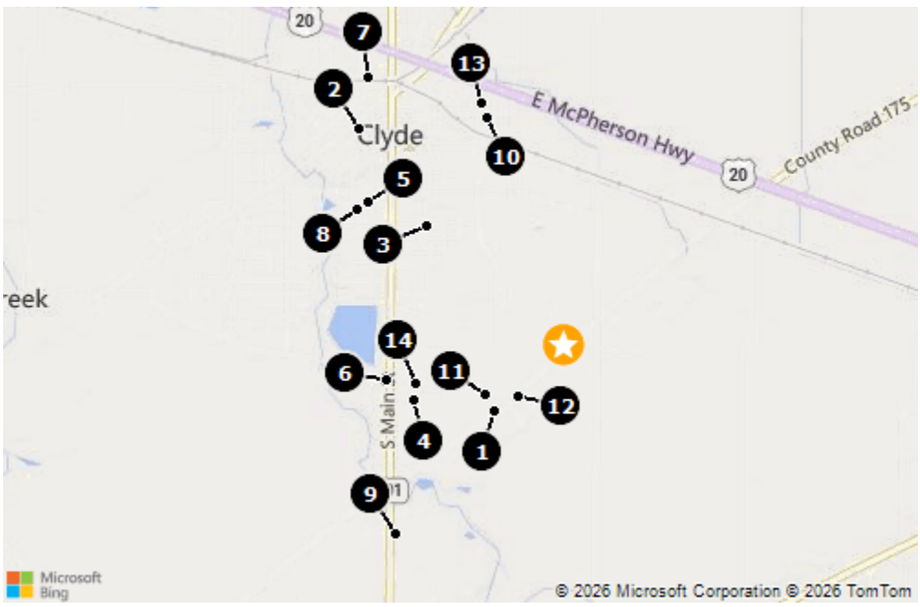
# ICE SiteX Report

**OrderID: 98722604**

## SiteX Property Information Report




## Subject Property Location

### 4534 COUNTY ROAD 175, CLYDE, OH 43410-9411

| | | | |
|---|---|---|---|
| County: | **SANDUSKY OH** | Census Tract: | 391439620.005014 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 32-60-00-0177-01 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$322,000** | FSD: | 7 | Common Confidence Score: | 80 |
| Value Range: | $299,460 - $344,540 | ICE Confidence Score: | 93 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2024 | Tax Rate Code Area: | 32 |
| Assd Land Value: | $10,120 | Market Land Value: | $28,900 | Tax Year: | 2025 |
| Assd Improvement: | $93,660 | Market Improvment Value: | $267,600 | Total Taxable Value: | $3,495 |
| Total Assessed Value: | $103,780 | Total Assessor Market Value: | $296,500 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 177 Block: 1 Map Ref: MAP 24

| | |
|---|---|
| Abbreviated Description: | OL 177 PT. .9668AC. |
| City/Muni/Twp: | GREEN CREEK TWP |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 42,253 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1886 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 2000 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Masonry |
| Number of Units: | | Garage Type: | Garage | Heating: | Yes |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | Convention | Basement: | Full | Roof Cover: | Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/10/2025 | Sales Price: | N/A |
| Document #: | 202500006395 BK-PG 344-794 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/12/2025 | Sales Price: | N/A |
| Document #: | 202500000669 BK-PG 243-1655 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/27/2025 | Sales Price: | $305,000 |
| Document #: | 202500000388 BK-PG 344-790 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 01/23/2025 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 177 Map Ref: VOL 20 PG 45
City/Muni/Twp: CLYDE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/27/2025 | Sales Price: | $305,000 |

# ICE SiteX Report

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| | | | |
|---|---|---|---|
| Document #: | BK-PG - | Type of Sale: | Qualified Sale |
| Document Type: | | | |

**Legal Description:**
Lot: 177 Block: 1 Map Ref: MAP 24
Abbreviated Description: OL 177 PT. .9668AC.
City/Muni/Twp: GREEN CREEK TWP

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/13/2023 | Sales Price: | N/A |
| Document #: | 202300005365 BK-PG 298-34 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 10/09/2023 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 177 Map Ref: VOL 20 PG 45
City/Muni/Twp: CLYDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2023 | Sales Price: | N/A |
| Document #: | 202300004335 BK-PG 292-524 | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 08/24/2023 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: CLYDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/28/2021 | Loan Amount: | N/A |
| Document #: | 202100003070 BK-PG 243-1655 | Loan Type: | New Conventional |
| TD Due Date: | 05/01/2036 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: SE4 S24T04NR16E
City/Muni/Twp: CLYDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/25/2015 | Sales Price: | $28,200 |
| Document #: | 201500003628 BK-PG 091-0205 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2012 | Sales Price: | $26,200 |
| Document #: | 201200002751 BK-PG 091-0205 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/18/2010 | Loan Amount: | N/A |
| Document #: | 201000003301 BK-PG 091-0205 | Loan Type: | Unknown |
| TD Due Date: | 06/19/2015 | Type Finance: | |

**Legal Description:**
Lot: 177 Sec/Twnship/Range: SE4 S24T04NR16E
City/Muni/Twp: CLYDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/08/2000 | Sales Price: | $12,500 |
| Document #: | BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 05/08/2000 | | |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: OUT LOT 177 CLYDE-GREEN SD

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,813,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 11,740 SF | Median # of Baths | 1 |
| Median Living Area | 1,260 SF | Median Year Built | 1956 |
| Price Range - 2 Yrs | $12,800 to $345,000 | Age Range | 11 years to 124 years |
| Median Value | $217,900 | Median Age | 70 years |

## Comparable Sales Data

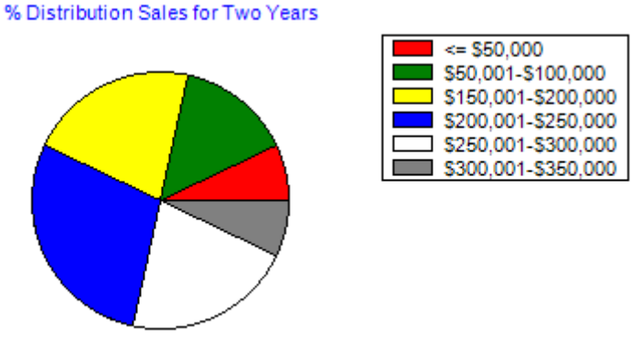
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .46Mi. | **4350 COUNTY ROAD 175 CLYDE, OH 43410-9789** | 10/13/2026 | $299,900 | $159 | 1876 | 5/3/1 | 1977 | 25,003 SF | |
| | | APN: 06-25-15-0009-00 Document #: 202600005815<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Subdivision: CHARLES C SLESSMAN SUBDIVISION MapRef: MB 419 PG 64 Abbreviated Description: Lot:9 Subdivision:CHARLES C SLESSMAN SUBDIVISION Map Ref:MB 419 PG 64City/Muni/Twp:GREEN CREEK City/Muni/Twp: GREEN CREEK | | | | | | | | |
| 2 | 1.45Mi. | **213 W BUCKEYE ST CLYDE, OH 43410-1935** | 10/13/2026 | $293,000 | $86 | 3370 | 13/4/1 | 1902 | 10,716 SF | |
| | | APN: 32-50-00-0463-03 Document #: 202600005813<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Land Lot: 463 MapRef: MB 52 PG 711 Abbreviated Description: Land Lot:463 Map Ref:MB 52 PG 711City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | | |
| 3 | .9Mi. | **701 S CHURCH ST CLYDE, OH 43410-2003** | 09/18/2026 | $231,000 | $145 | 1588 | 6/4/1 | 1950 | 8,233 SF | |
| | | APN: 32-50-00-1227-00 Document #: 202600005386<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1227 Abbreviated Description: Lot:1227 City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | | |

# ICE SiteX Report

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| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .78Mi. | **4157 FOX AVE**<br>**CLYDE, OH 43410-2025** | 09/18/2026 | $225,000 | $234 | 960 | 5/2/1 | 1958 | 11,979 SF |
| | | APN: 32-50-00-2407-00 Document #: 202600005384<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: MapRef: VOL 56 PG 255 Abbreviated Description: Map Ref:VOL 56 PG 255City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 5 | 1.19Mi. | **207 WHITE ST**<br>**CLYDE, OH 43410-1929** | 09/08/2026 | $174,000 | $151 | 1152 | 6/4/1 | | 7,667 SF |
| | | APN: 32-50-00-1611-00 Document #: 202600005144<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1611 Abbreviated Description: Lot:1611 City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 6 | .89Mi. | **1530 S MAIN ST**<br>**CLYDE, OH 43410-2044** | 09/04/2026 | $210,800 | $142 | 1478 | 6/3/2 | 1941 | 17,163 SF |
| | | APN: 32-50-00-2517-00 Document #: 202600005117<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 2517 MapRef: MB 274 PG 719 Abbreviated Description: Lot:2517 Map Ref:MB 274 PG 719City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 7 | 1.62Mi. | **916 VINE ST**<br>**CLYDE, OH 43410-1324** | 08/19/2026 | $100,000 | $85 | 1176 | 6/4/2 | 2015 | 8,581 SF |
| | | APN: 32-50-00-0656-00 Document #: 202600004747<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 656 MapRef: MB 412 PG 547 Abbreviated Description: Map Ref:MB 412 PG 547Abbreviated Description:PORTION LOT656 City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 8 | 1.2Mi. | **226 WHITE ST**<br>**CLYDE, OH 43410-1930** | 08/19/2026 | $200,000 | $176 | 1132 | 7/3/1 | 1905 | 10,803 SF |
| | | APN: 32-50-00-1715-00 Document #: 202600004749<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Land Lot: 1715 MapRef: VOL 7 PG 23 Abbreviated Description: Land Lot:1715 Map Ref:VOL 7 PG 23City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 9 | 1.24Mi. | **1909 S MAIN ST**<br>**CLYDE, OH 43410-9507** | 08/07/2026 | $225,000 | $151 | 1490 | 4/2/2 | 1983 | 11,848 SF |
| | | APN: 06-25-00-0036-03 Document #: 202600004530<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: MapRef: VOL 349 PG 600 Sec/Twnship/Range: SW4 S25T04NR16E Abbreviated Description: Map Ref:VOL 349 PG 600Sec/Twnship/Range:SW4 S25T04NR16E City/Muni/Twp:GREEN CREEK TOWNSHIP City/Muni/Twp: GREEN CREEK TOWNSHIP | | | | | | | |
| 10 | 1.16Mi. | **522 AMES ST**<br>**CLYDE, OH 43410-1702** | 07/09/2026 | $12,800 | $14 | 896 | 4/2/1 | 1930 | 11,631 SF |
| | | APN: 32-50-00-1325-00 Document #: 202600003821<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1325&1326 Abbreviated Description: Lot:1325&1326 City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 11 | .46Mi. | **4335 LIMERICK RD**<br>**CLYDE, OH 43410-2062** | 06/05/2026 | $345,000 | $185 | 1856 | 6/3/2 | 1976 | 35,981 SF |
| | | APN: 06-24-15-0007-00 Document #: 202600003089<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: CHARLES C SLESSMAN SUBDIVISION MapRef: MB 12 PG 16 Abbreviated Description: Lot:7 Subdivision:CHARLES C SLESSMAN SUBDIVISION Map Ref:MB 12 PG 16City/Muni/Twp:GREEN CREEK City/Muni/Twp: GREEN CREEK | | | | | | | |
| 12 | .33Mi. | **4405 LIMERICK RD**<br>**CLYDE, OH 43410-2064** | 06/04/2026 | $270,000 | $200 | 1344 | 5/3/1 | 1977 | 54,232 SF |
| | | APN: 06-24-15-0001-00 Document #: 202600003020<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: CHARLES C SLESSMAN SUBDIVISION MapRef: VOL 12 PG 16 Abbreviated Description: Lot:1 Subdivision:CHARLES C SLESSMAN SUBDIVISION Map Ref:VOL 12 PG 16City/Muni/Twp:GREEN CREEK City/Muni/Twp: GREEN CREEK | | | | | | | |
| 13 | 1.24Mi. | **510 DUANE ST**<br>**CLYDE, OH 43410-1710** | 05/27/2026 | $57,000 | $56 | 1008 | 5/2/1 | 1948 | 7,841 SF |
| | | APN: 32-50-00-1287-00 Document #: 202600002828<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1287 Abbreviated Description: Lot:1287 City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |
| 14 | .74Mi. | **4165 LIMERICK RD**<br>**CLYDE, OH 43410-2054** | 05/21/2026 | $170,000 | $163 | 1040 | 6/3/1 | 1956 | 13,591 SF |
| | | APN: 32-50-00-2387-00 Document #: 202600002742<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 7&2387 Section: 24 Subdivision: LIMERICK PARK ALLOTMENT FIRST ADDITION MapRef: VOL 385 PG 476 Abbreviated Description: Lot:7&2387 Section:24 Subdivision:LIMERICK PARK ALLOTMENT FIRST ADDITION Map Ref:VOL 385 PG 476City/Muni/Twp:CLYDE City/Muni/Twp: CLYDE | | | | | | | |

## 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.

# ICE SiteX Report

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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. | **4534 COUNTY ROAD 175** | **01/27/2025** | $296,500 | $103,780 | 1,886 | 6/3/2 | 2000 | 42,253 SF | |
| .04Mi. | **4546 COUNTY ROAD 175** | **05/17/2004** | $275,400 | $96,400 | 1,744 | 8/3/2 | 2003 | 41,861 SF | |
| .07Mi. | **4501 COUNTY ROAD 175** | **02/24/2023** | $310,500 | $108,680 | 2,208 | 5/3/3 | 1974 | 30,187 SF | |
| .08Mi. | **4480 COUNTY ROAD 175** | **09/01/2000** | $195,500 | $68,430 | 1,824 | 8/3/2 | 1987 | 34,151 SF | |
| .08Mi. | **4549 COUNTY ROAD 175** | **01/21/2025** | $304,800 | $106,690 | 1,680 | 5/3/1 | 1989 | 1 SF | |
| .09Mi. | **4487 COUNTY ROAD 175** | **11/03/2016** | $217,300 | $76,060 | 2,033 | 8/4/2 | 1973 | 30,710 SF | |
| .1Mi. | **167 DOGWOOD DR** | **11/02/2020** | $204,900 | $71,720 | 1,398 | 6/3/2 | 2010 | 8,364 SF | |
| .1Mi. | **4558 COUNTY ROAD 175** | **02/15/2011** | $342,600 | $119,920 | 1,715 | 7/4/2 | 1994 | 2 SF | |
| .1Mi. | **CR 175** | **01/21/2025** | $13,800 | $4,830 | | | | 1 SF | |
| .11Mi. | **4472 COUNTY ROAD 175** | **10/01/1993** | $175,100 | $61,290 | 1,248 | 6/4/2 | 1993 | 37,462 SF | |
| .12Mi. | **4475 COUNTY ROAD 175** | **08/26/2020** | $254,800 | $89,180 | 2,408 | 9/4/2 | 1973 | 31,058 SF | |
| .13Mi. | **1970 S COUNTY ROAD 260** | **09/16/2022** | $272,100 | $95,240 | 1,816 | 7/3/1 | 1989 | 1 SF | |
| .13Mi. | **4571 COUNTY ROAD 175** | **06/03/2019** | $253,500 | $88,730 | 1,871 | 5/3/2 | 1984 | 2 SF | |
| .14Mi. | **4468 COUNTY ROAD 175** | **07/16/2020** | $317,900 | $111,270 | 2,496 | 7/3/2 | 1996 | 1 SF | |
| .14Mi. | **4471 COUNTY ROAD 175** | **10/25/2022** | $340,000 | $119,010 | 2,868 | 7/4/3 | 1979 | 4 SF | |
| .16Mi. | **4575 COUNTY ROAD 175** | **06/01/1994** | $159,200 | $55,730 | 2,646 | 6/3/1 | 1915 | 2 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 18% | Households Occupied by Owners: | 76% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 47.5 years old | Households: | 3,822 |
| Median Household Income: | $64,946 | Households w/Family: | 69% |
| Household Income Per Capita: | $29,814 | Households w/Family Married: | 54% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 25% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Clyde-Green Springs Exempted Village School District | Students: | 1,998 |
| Number of Schools: | 4 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.39Mi. | **Clyde High School**<br>Number of Students: 611<br>Student-Teacher Ratio: 15.67 | C | Public | 9 - 12 |
| 5.11Mi. | **Green Springs Elementary School**<br>Number of Students: 435<br>Student-Teacher Ratio: 14.03 | B+ | Public | 3 - 5 |
| 0.58Mi. | **McPherson Middle School**<br>Number of Students: 449<br>Student-Teacher Ratio: 14.03 | B- | Public | 6 - 8 |
| 1.04Mi. | **Clyde Elementary School**<br>Number of Students: 503<br>Student-Teacher Ratio: 16.23 | C | Public | PK - 2 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 101% | SIMILAR |
| **BURGLARY** | 113% | HIGHER |
| **MOTOR VEHICLE THEFT** | 115% | HIGHER |
| **FORCIBLE ROBBERY** | 89% | LOWER |
| **AGGRAVATED ASSAULT** | 111% | HIGHER |
| **FORCIBLE RAPE** | 95% | SIMILAR |
| **MURDER** | 113% | HIGHER |
| **OVERALL** | 114% | 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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# ICE SiteX Report

**OrderID: 98722604**

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