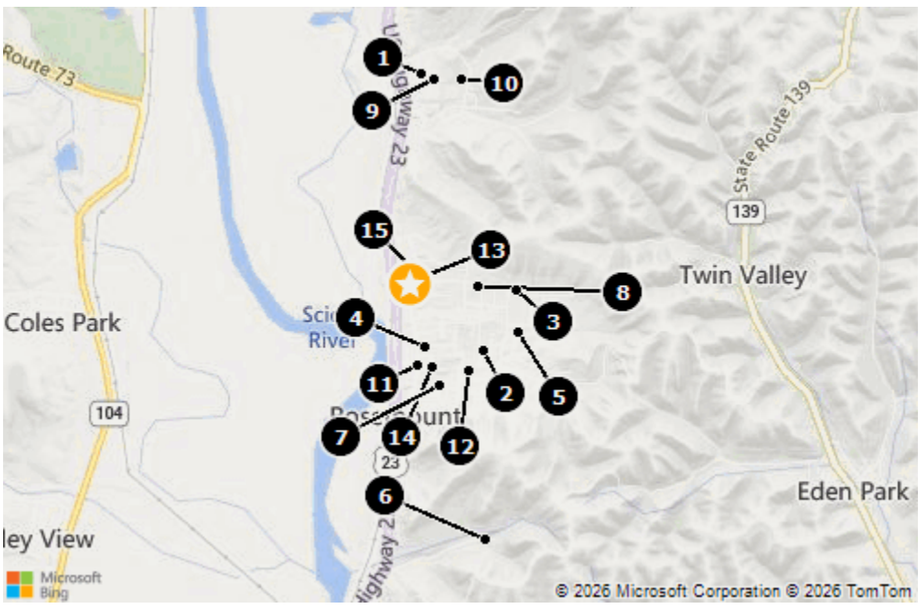
ICE SiteX Report

OrderID: 98665596

SiteX Property Information Report



Subject Property Location

4628 OLD SCIOTO TRL, PORTSMOUTH, OH 45662-6436

County:	**SCIOTO OH**	Census Tract:	391450038.001015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05-2118.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	24	Common Confidence Score:	30
Value Range:	$183,160 - $298,840	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CLAY LSD
Assd Land Value:	$9,910	Market Land Value:	$28,310	Tax Year:	2025
Assd Improvement:	$45,650	Market Improvment Value:	$130,440	Total Taxable Value:	$2,346
Total Assessed Value:	$55,560	Total Assessor Market Value:	$158,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6,7
Abbreviated Description: HOGAN #2 91.83/82.26 X 142.71/79.76/21.66/30.07 WH LOT 6 PT LOT 7 M-6 4628 OLD SCIOTO TRAIL
City/Muni/Twp: CLAY TWP

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	4	Pool:	
Building Area:	1792 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Wood Shake
		Foundation:	Mud sill	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2019	Sales Price:	$129,700
Document #:	43089 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6,7
Abbreviated Description: HOGAN #2 91.83/82.26 X 142.71/79.76/21.66/30.07 WH LOT 6 PT LOT 7 M-6 4628 OLD SCIOTO TRAIL
City/Muni/Twp: CLAY TWP

Prior Transfer

Recording Date:	10/21/2019	Sales Price:	$129,700
Document #:	2019R-6642 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/18/2019		
Document Type:			

Legal Description:
Lot: 6 Subdivision: HOGEN SUB NO 2 Map Ref: PB 2 PG 232

Mortgage Record

Recording Date:	11/22/2011	Loan Amount:	N/A
Document #:	007463 BK-PG 313-131	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6, 7 Subdivision: HOGAN SUBDIVISION NO. 2
City/Muni/Twp: CLAY

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Area Sales Analysis

Total Area Sales	$5,561,450	Median # of Bedrooms	3
Median Lot Size	11,700 SF	Median # of Baths	2
Median Living Area	1,120 SF	Median Year Built	1955
Price Range - 2 Yrs	$42,000 to $3,060,000	Age Range	20 years to 96 years
Median Value	$196,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.07Mi.	**138 LOCKNER RD** **PORTSMOUTH, OH 45662-8820**	09/28/2026	$220,000	$222	988	5/2/1	1960	7,802 SF	
		APN: 05-1969.000 Document #: 2026R-6029 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HOPEWELL VILLAGE SUBDIVISION 1 MapRef: VOL 8 PG 498 Abbreviated Description: Lot:3 Subdivision:HOPEWELL VILLAGE SUBDIVISION 1 Map Ref:VOL 8 PG 498City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
2	.49Mi.	**4442 GARDEN AVE** **PORTSMOUTH, OH 45662-6416**	09/17/2026	$42,000	$37	1120	6/4/2	1930	14,401 SF	
		APN: 05-1875.000 Document #: 2026R-5829 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36-38 Subdivision: ROSEDALE ADDITION MapRef: MB 3 PG 182-183 Abbreviated Description: Lot:36-38 Subdivision:ROSEDALE ADDITION Map Ref:MB 3 PG 182-183City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
3	.53Mi.	**1513 HOGAN ST** **PORTSMOUTH, OH 45662-6508**	07/07/2026	$218,000	$206	1055	7/4/2	1946	10,890 SF	
		APN: 05-0819.000 Document #: 2026R-4124 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S28T02R21 Abbreviated Description: Sec/Twnship/Range:SW4 S28T02R21 City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
4	.33Mi.	**1116 SARASUE AVE** **PORTSMOUTH, OH 45662-6444**	07/07/2026	$171,500	$148	1152	5/2/1	1955	6,599 SF	
		APN: 05-2017.000 Document #: 2026R-4126 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ROSEMOUNT SUBDIVISION MapRef: MB 4 PG 172 Abbreviated Description: Lot:18 Subdivision:ROSEMOUNT SUBDIVISION Map Ref:MB 4 PG 172City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
5	.59Mi.	**4485 ROSE VALLEY RD** **PORTSMOUTH, OH 45662-6521**	06/24/2026	$206,000	$127	1620	7/4/2	2001	21,780 SF	
		APN: 05-0512.000 Document #: 2026R-3828 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7-E Subdivision: LANDS OF JOHN ORM Sec/Twnship/Range: N2 S33T02R21 Abbreviated Description: Lot:7-E Subdivision:LANDS OF JOHN ORM Sec/Twnship/Range:N2 S33T02R21 Abbreviated Description:PORTION LOT7-E City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
6	1.34Mi.	**1319 LOWRY HOLLOW RD** **PORTSMOUTH, OH 45662-6609**	06/24/2026	$196,000	$188	1040	5/3/1	1973	12,632 SF	
		APN: 05-0519.000 Document #: 2026R-3833 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2 S04T01R21 Abbreviated Description: Sec/Twnship/Range:N2 S04T01R21 City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
7	.51Mi.	**1245 NORMANDY RD** **PORTSMOUTH, OH 45662-6635**	03/18/2026	$119,200	$106	1120	5/3/1	1960	27,443 SF	
		APN: 05-0855.000 Document #: 2026R-1641 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S32T02R21 Abbreviated Description: Sec/Twnship/Range:NE4 S32T02R21 City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
8	.34Mi.	**1336 HOGAN ST** **PORTSMOUTH, OH 45662-6426**	09/25/2025	$163,000	$131	1242	6/3/1	1950	7,606 SF	
		APN: 05-1622.000 Document #: 2025R-5566 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: GALLENSTEIN ADDITION MapRef: MB 4 PG 206 Abbreviated Description: Lot:34 Subdivision:GALLENSTEIN ADDITION Map Ref:MB 4 PG 206City/Muni/Twp:CLAY TOWNSHIP City/Muni/Twp: CLAY TOWNSHIP								
9	1.05Mi.	**61 CLAY HIGH ST** **PORTSMOUTH, OH 45662-8817**	09/11/2025	$300,000	$403	744	6/4/2	1972	10,019 SF	
		APN: 05-1435.000 Document #: 2025R-5265 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: THE HOPEWELL VILLAGE SUBDIVISION NO 2 MapRef: MB 5 PG 136 Sec/Twnship/Range: S20T02R21 Abbreviated Description: Lot:30 Subdivision:THE HOPEWELL VILLAGE SUBDIVISION NO 2 Map Ref:MB 5 PG 136Sec/Twnship/Range:S20T02R21 City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
10	1.09Mi.	**133-A EAGLE CREEK DR** **PORTSMOUTH, OH 45662-8661**	09/08/2025	$267,500	$196	1363	6/3/2	2002	35,022 SF	
		APN: 05-0119.028 Document #: 2025R-5148 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: FORT HILL ESTATES SUBDIVISION NO 4 MapRef: MB 6 PG 12 Abbreviated Description: Lot:18 Subdivision:FORT HILL ESTATES SUBDIVISION NO 4 Map Ref:MB 6 PG 12City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
11	.4Mi.	**4417 OLD SCIOTO TRL** **PORTSMOUTH, OH 45662-6456**	09/04/2025	$3,060,000	$1,868	1638	8/3/2	1940	9,148 SF	
		APN: 05-0681.000 Document #: 2025R-5031 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S32T02NR21W Abbreviated Description: Sec/Twnship/Range:SE4 S32T02NR21W City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
12	.53Mi.	**1322 ROSEMOUNT RD** **PORTSMOUTH, OH 45662-6650**	08/27/2025	$175,000	$155	1122	5/3/2	1951	13,948 SF	
		APN: 05-2200.000 Document #: 2025R-4898 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47&48 Subdivision: FAIRVIEW SUBDIVISION MapRef: MB 4 PG 179 Abbreviated Description: Lot:47&48 Subdivision:FAIRVIEW SUBDIVISION Map Ref:MB 4 PG 179Abbreviated Description:PORTION LOT48 City/Muni/Twp:CLAY City/Muni/Twp: CLAY								
13	.1Mi.	**1155 HOGAN ST** **PORTSMOUTH, OH 45662-6421**	08/22/2025	$149,000	$173	861	5/3/1	1949	11,700 SF	
		APN: 05-1834.000 Document #: 2025R-4802								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HOGAN SUBDIVISION NUMBER TWO MapRef: MB 3 PG 232 Abbreviated Description: Lot:23 Subdivision:HOGAN SUBDIVISION NUMBER TWO Map Ref:MB 3 PG 232City/Muni/Twp:CLAY City/Muni/Twp: CLAY

14	.42Mi.	**1137 ROSEMOUNT RD PORTSMOUTH, OH 45662-6645**	08/13/2025	$209,250	$149	1400	5/3/2	2006	6,399 SF

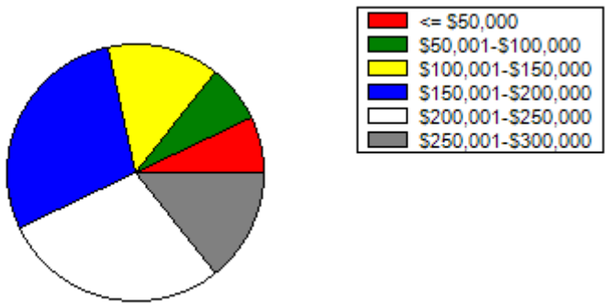
APN: 05-2147.000 Document #: 2025R-4604
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: ROSE TERRACE ADDITION Sec/Twnship/Range: S2NE4 S32T02R21 Abbreviated Description: Lot:28 Subdivision:ROSE TERRACE ADDITION Sec/Twnship/Range:S2NE4 S32T02R21 City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

15	.08Mi.	**1154 HOGAN ST PORTSMOUTH, OH 45662-6422**	07/17/2025	$65,000	$59	1084	5/2/1	1930	11,700 SF

APN: 05-1620.000 Document #: 2025R-4106
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: HOGAN SUBDIVISION NO 2 Abbreviated Description: Lot:24 Subdivision:HOGAN SUBDIVISION NO 2 City/Muni/Twp:CLAY City/Muni/Twp: CLAY

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.	**4628 OLD SCIOTO TRL**	**10/21/2019**	$158,750	$55,560	1,792	7/4/1	1930	11,326 SF	
.01Mi.	**1108 HOGAN ST**	**06/01/2022**	$112,560	$39,390	1,404	6/3/1	1950	8,642 SF	
.02Mi.	**1120 HOGAN ST**	**07/02/2019**	$99,650	$34,880	912	5/3/1	1940	11,600 SF	
.02Mi.	**4620 OLD SCIOTO TRL**	**05/16/2017**	$129,950	$45,480	1,064	5/3/1	1954	6,961 SF	
.03Mi.	**1124 HOGAN ST**	**01/01/1987**	$105,880	$37,060	936	5/3/1	1955	11,648 SF	
.04Mi.	**1107 DISTEL LN**	**06/11/2012**	$170,600	$59,710	1,194	7/3/1	1978	11,761 SF	
.04Mi.	**1130 HOGAN ST**	**07/19/2000**	$77,810	$27,230	880	3/1/1	1930	11,648 SF	
.04Mi.	**1123 HOGAN ST**	**01/01/1987**	$85,360	$29,880	1,056	6/3/1	1953	5,001 SF	
.04Mi.	**1115 DISTEL LN**	**06/04/2001**	$133,060	$46,570	1,274	5/3/1	1962	8,712 SF	
.05Mi.	**1134 HOGAN ST**	**11/25/2019**	$117,110	$40,990	1,298	5/2/1	1945	11,648 SF	
.05Mi.	**1125 DISTEL LN**	**08/11/2017**	$135,580	$47,450	1,316	5/3/1	1962	9,148 SF	
.06Mi.	**1140 HOGAN ST**	**08/27/2020**	$82,930	$29,030	885	4/2/1	1957	11,500 SF	
.06Mi.	**4605 OLD SCIOTO TRL**	**04/13/2018**	$72,580	$25,410	1,130	4/2/1	1930	14,810 SF	
.06Mi.	**1112 DISTEL LN**	**10/17/2024**	$55,000	$19,250	440	5/1/1	1950	7,841 SF	
.06Mi.	**1127 HOGAN ST**	**07/18/2001**	$121,900	$42,670	1,148	6/3/1	1950	23,400 SF	
.06Mi.	**1135 DISTEL LN**	**11/29/1995**	$123,830	$43,340	1,276	5/3/1	1962	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	39.7 years old	Households:	11,790
Median Household Income:	$42,606	Households w/Family:	60%
Household Income Per Capita:	$24,968	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Clay Local School District	Students:	605
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Clay High School**	C-	Public	9 - 12

Number of Students: 145

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Student-Teacher Ratio: 10.36
Advanced Placement: Yes

0.98Mi. **Clay Middle School** Number of Students: 134 Student-Teacher Ratio: 13.4		C-	Public	6 - 8
0.98Mi. **Clay Elementary School** Number of Students: 326 Student-Teacher Ratio: 29.64		B-	Public	PK - 5

Flood Report

The Subject Property of **4628 OLD SCIOTO TRL, PORTSMOUTH, OH 45662-6436** 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	153%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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