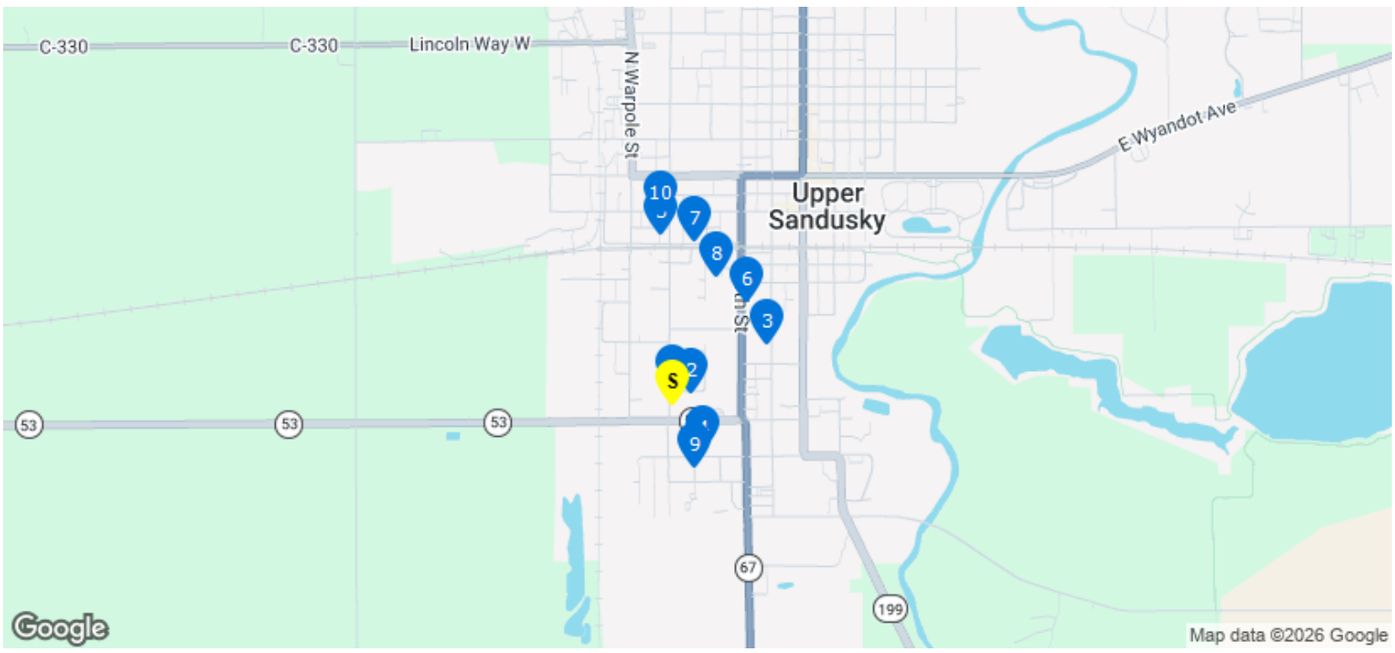
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

470 S HAZEL ST, UPPER SANDUSKY, OH 43351-1572

County:	**WYANDOT OH**	Census Tract:	9384.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-451020.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	38	Common Confidence Score:	22
Value Range:	$117,800 - $262,200	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06
Assd Land Value:	$8,740	Market Land Value:	$24,980	Tax Year:	2025
Assd Improvement:	$55,190	Market Improvment Value:	$157,680	Total Taxable Value:	$1,924
Total Assessed Value:	$63,930	Total Assessor Market Value:	$182,660	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9
Abbreviated Description: LNDW 14-2-31 75' N END SE1/4 LOT 9
City/Muni/Twp: CRANE TWP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1448 SF	Baths:	1	Fireplace:	2
Year Built:	1955	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:	Partial Basement	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/18/2020	Sales Price:	$165,000
Document #:	394 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P
Abbreviated Description: LNDW 14-2-31 75' N END SE1/4 LOT 9
City/Muni/Twp: CRANE TWP

Prior Transfer

Recording Date:	03/17/2020	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	202000075378 BK-PG 260-950	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/17/2020		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SE4 S31T02SR14E
City/Muni/Twp: UPPER SANDUSKY

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Area Sales Analysis

Total Area Sales	$1,665,950	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,345 SF	Median Year Built	1971
Price Range - 2 Yrs	$125,000 to $204,600	Age Range	41 years to 132 years
Median Value	$169,675	Median Age	55.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**456 S HAZEL ST** **UPPER SANDUSKY, OH 43351-1572**	06/16/2026	$187,000	$142	1316	7/3/1		SF	
		APN: 06-451005.0000 Document #: 202600094968 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WEST OF HAZEL STREET Sec/Twnship/Range: N2S2N2 S31T02R14E Abbreviated Description: Lot:10 Subdivision:WEST OF HAZEL STREET Sec/Twnship/Range:N2S2N2 S31T02R14E Abbreviated Description:PORTION LOT10 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
2	.06Mi.	**459 S HAZEL ST** **UPPER SANDUSKY, OH 43351-1571**	09/02/2026	$145,000	$164	882	4/2/1	1957	SF	
		APN: 06-820130.0000 Document #: 202600095640 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SUMMIT PARK SUBDIVISION MapRef: MB 3 PG 156&157 Abbreviated Description: Lot:5 Subdivision:SUMMIT PARK SUBDIVISION Map Ref:MB 3 PG 156&157City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
3	.07Mi.	**446 S HAZEL ST** **UPPER SANDUSKY, OH 43351-1572**	06/30/2026	$32,000	$32	1008	4/2/2	1989	SF	
		APN: 06-451060.0000 Document #: 202600095074 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: S31T02SR14E Abbreviated Description: Sec/Twnship/Range:S31T02SR14E City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
4	.12Mi.	**410 SPRING ST** **UPPER SANDUSKY, OH 43351-9680**	09/08/2025	$290,000	$185	1564	6/3/3	2017	SF	
		APN: 06-560100.0000 Document #: 202500092798 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13&14 Subdivision: MCKELVYS ADDITION Abbreviated Description: Lot:13&14 Subdivision:MCKELVYS ADDITION Abbreviated Description:PORTION LOT14 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
5	.15Mi.	**712 EULALIA AVE** **UPPER SANDUSKY, OH 43351-1608**	11/17/2025	$184,350	$165	1120	6/3/1	1984	SF	
		APN: 06-810453.0000 Document #: 202500093304 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59&60 Subdivision: SOUTH PARK SUBDIVISION MapRef: MB 3 PG 54 Abbreviated Description: Lot:59&60 Subdivision:SOUTH PARK SUBDIVISION Map Ref:MB 3 PG 54City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
6	.2Mi.	**804 SHIELDS DR** **UPPER SANDUSKY, OH 43351-9473**	12/23/2025	$245,000	$108	2274	6/2/2	1998	SF	
		APN: 06-450805.2800 Document #: 202500093585 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Subdivision: SHIELDS SUB DIVISION MapRef: VOL 4 PG 92 Abbreviated Description: Lot:4 Subdivision:SHIELDS SUB DIVISION Map Ref:VOL 4 PG 92City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
7	.24Mi.	**716 MARSEILLES AVE** **UPPER SANDUSKY, OH 43351-1626**	02/23/2026	$77,000	$65	1178	5/2/1	1920	SF	
		APN: 06-450945.0000 Document #: 202600094053 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 City/Muni/Twp:CRANE City/Muni/Twp: CRANE							
8	.25Mi.	**627 S 8TH ST** **UPPER SANDUSKY, OH 43351-1605**	10/07/2026	$57,000	$50	1136	8/1/1	1921	SF	
		APN: 06-730280.0000 Document #: 202600095912 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Subdivision: ROBERT & WATSONS ADDITION Abbreviated Description: Lot:17 Subdivision:ROBERT & WATSONS ADDITION City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
9	.25Mi.	**822 EULALIA AVE** **UPPER SANDUSKY, OH 43351-9478**	08/04/2026	$160,000	$185	864	8/3/1	1920	SF	
		APN: 06-810380.0000 Document #: 202600095354 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SOUTH PARK SUBDIVISION MapRef: MB 3 PG 54 Abbreviated Description: Lot:70 Subdivision:SOUTH PARK SUBDIVISION Map Ref:MB 3 PG 54City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
10	.28Mi.	**364 S WARPOLE ST** **UPPER SANDUSKY, OH 43351-1575**	08/31/2026	$225,000			//		SF	
		APN: 06-530040.0100 Document #: 202600095604 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 7-9 Subdivision: JOHN MCGINNISS SUBDIVISION MapRef: MB 3 PG 47 Abbreviated Description: Lot:7-9 Subdivision:JOHN MCGINNISS SUBDIVISION Map Ref:MB 3 PG 47City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
11	.28Mi.	**524 S 7TH ST** **UPPER SANDUSKY, OH 43351-1643**	10/09/2025	$135,325	$146	924	6/3/1		SF	
		APN: 06-730110.0000 Document #: 202500093044 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: ROBERTS AND WATSONS ADDITION MapRef: MB 1 PG 61 Abbreviated Description: Lot:15 Subdivision:ROBERTS AND WATSONS ADDITION Map Ref:MB 1 PG 61City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
12	.3Mi.	**501 S 8TH ST** **UPPER SANDUSKY, OH 43351-1507**	07/22/2025	$125,000	$91	1374	7/3/1	1894	SF	
		APN: 06-702905.0000 Document #: 202500092414 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 Abbreviated Description:PORTION LOT4 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY							
13	.34Mi.	**702 S 7TH ST**	07/30/2026	$75,000	$52	1456	10/3/2		SF	

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UPPER SANDUSKY, OH 43351-1604
APN: 06-010120.0000 Document #: 202600095309
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: AVONDALE Abbreviated Description: Lot:42 Subdivision:AVONDALE City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

14	.34Mi.	**348 S 8TH ST**	09/25/2025	$194,000	$155	1248	10/3/1		SF

UPPER SANDUSKY, OH 43351-1504
APN: 06-703755.0000 Document #: 202500092922
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 212 Abbreviated Description: Lot:212 Abbreviated Description:PORTION LOT212 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

15	.36Mi.	**515 W HICKS ST**	08/11/2025	$44,000	$33	1319	5/2/1	1950	SF

UPPER SANDUSKY, OH 43351-1528
APN: 06-300030.0000 Document #: 202500092549
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WILLIAM B HITCHCOCKS SUB DIVISION Abbreviated Description: Lot:3 Subdivision:WILLIAM B HITCHCOCKS SUB DIVISION City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

16	.39Mi.	**849 & 849 1/2 MARSEILLES AVE**	06/02/2026	$90,000	$49	1836	8/4/2		SF

UPPER SANDUSKY, OH 43351-
APN: 06-010280.0000 Document #: 202600094853
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 15 Subdivision: AVONDALE ADDITION Abbreviated Description: Lot:15 Subdivision:AVONDALE ADDITION City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

17	.42Mi.	**225 S HAZEL ST**	05/01/2026	$144,200	$153	940	7/3/1		SF

UPPER SANDUSKY, OH 43351-1309
APN: 06-703575.0000 Document #: 202600094595
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 191 Abbreviated Description: Lot:191 Abbreviated Description:PORTION LOT191 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

18	.44Mi.	**101 W FAIRVIEW ST**	05/26/2026	$130,000	$41	3198	10/3/1	1845	SF

UPPER SANDUSKY, OH 43351-1613
APN: 06-450620.0000 Document #: 202600094800
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4NW4 S05T03SR14E Abbreviated Description: Sec/Twnship/Range:NW4NW4 S05T03SR14E City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

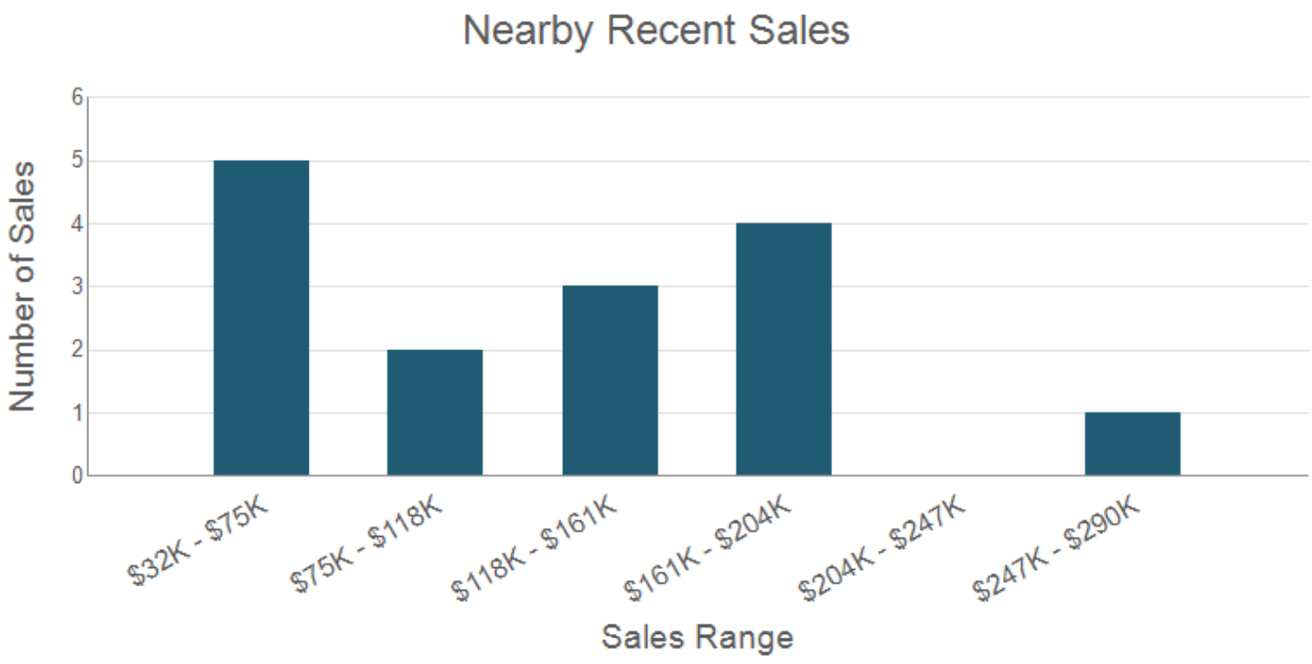
19	.44Mi.	**513 S SANDUSKY AVE**	11/26/2025	$585,000	$169	3470	10/4/2	1891	23,958 SF

UPPER SANDUSKY, OH 43351-1631
APN: 06-450395.0000 Document #: 202500093397
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Sec/Twnship/Range: SW4 S32T02SR14E Abbreviated Description: Lot:4 Sec/Twnship/Range:SW4 S32T02SR14E Abbreviated Description:PORTION LOT4 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

20	.44Mi.	**215 S HAZEL ST**	09/23/2025	$130,000	$85	1536	6/2/1		SF

UPPER SANDUSKY, OH 43351-1309
APN: 06-703585.0000 Document #: 202500092902
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 191 MapRef: VOL 36 PG 293 Abbreviated Description: Lot:191 Map Ref:VOL 36 PG 293Abbreviated Description:PORTION LOT191 City/Muni/Twp:UPPER SANDUSKY City/Muni/Twp: UPPER SANDUSKY

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.

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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.	**470 S HAZEL ST**	**11/18/2020**	$182,660	$63,930	1,448	9/3/1	1955		
.01Mi.	**476 S HAZEL ST**	**01/04/2018**	$153,720	$53,800	1,564	5/2/1	1956		
.02Mi.	**466 S HAZEL ST**	**06/30/2016**	$171,490	$60,020	1,564	7/4/2	1918		
.02Mi.	**486 S HAZEL ST**	**07/19/2024**	$126,050	$44,120	1,231	5/2/1			
.03Mi.	**462 S HAZEL ST**	**05/15/2012**	$104,870	$36,700	1,440	7/3/1			
.04Mi.	**456 S HAZEL ST**	**03/25/2019**	$130,630	$45,720	1,316	7/3/1			
.05Mi.	**498 S HAZEL ST**	**11/04/2022**	$122,680	$42,940	1,395	6/3/1			
.05Mi.	**555 S WARPOLE ST**	**11/22/1999**	$184,650	$64,620	1,644	5/2/1	1912		
.05Mi.	**469 S HAZEL ST**	**11/25/2009**	$129,690	$45,390	1,200	5/3/1	1958		
.05Mi.	**479 S HAZEL ST**	**09/05/2023**	$162,060	$56,720	1,736	6/3/2	1952		P
.05Mi.	**547 S WARPOLE ST**	**01/19/2016**	$106,180	$37,160	1,176	6/3/1	1952		
.06Mi.	**448 S HAZEL ST**	**01/17/2019**	$191,640	$67,080	1,656	12/4/1			
.06Mi.	**545 S WARPOLE ST**	**10/06/2005**	$74,900	$26,210	864	5/3/1	1952		
.06Mi.	**459 S HAZEL ST**	**08/30/2011**	$110,420	$38,650	882	4/2/1	1957		
.06Mi.	**500 S HAZEL ST**	**06/28/2005**	$91,480	$32,020	740	5/1/1			
.06Mi.	**539 S WARPOLE ST**	**01/03/2023**	$127,150	$44,500	1,328	6/3/1			

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	42.5 years old	Households:	4,174
Median Household Income:	$68,458	Households w/Family:	63%
Household Income Per Capita:	$34,606	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Upper Sandusky Exempted Village School District	Students:	1,560
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.54Mi.	**Upper Sandusky High School** Number of Students: 546 Student-Teacher Ratio: 18.3	C+	Public	9 - 12
0.73Mi.	**Upper Sandusky Middle School** Number of Students: 503 Student-Teacher Ratio: 16.49	B+	Public	4 - 8
0.25Mi.	**South Elementary School** Number of Students: 129 Student-Teacher Ratio: 15.54	A	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	115%	HIGHER
OVERALL	108%	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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