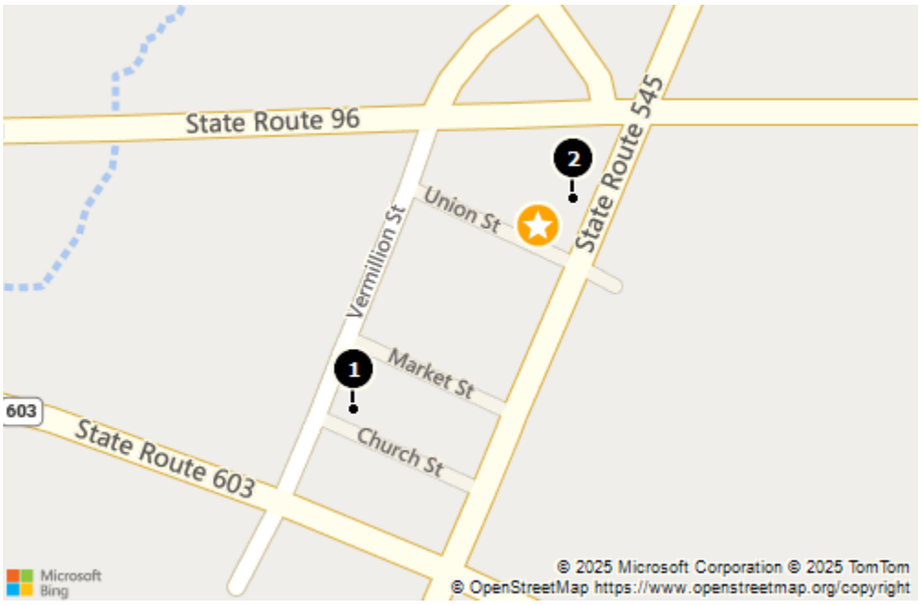
ICE SiteX Report

OrderID: 96291742

SiteX Property Information Report



Subject Property Location

4823 STATE ROUTE 545, ASHLAND, OH 44805-9627

County:	**RICHLAND OH**	Census Tract:	391390029.003035
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	051-20-214-03-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	38
Value Range:	$137,020 - $304,980	Confidence Score:	62

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	05120
Assd Land Value:	$2,230	Market Land Value:	$6,360	Tax Year:	2024
Assd Improvement:	$24,820	Market Improvment Value:	$70,900	Total Taxable Value:	$1,007
Total Assessed Value:	$27,050	Total Assessor Market Value:	$77,260	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 9999 Map Ref: MAP 808 1
Abbreviated Description: OLIVESBURG 18 60 X 120
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:	3	Pool:	
Building Area:	2100 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	3
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1.5+B	Number of Cars:		A/C:	Central
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/29/2006	Sales Price:	N/A
Document #:	200600014939 BK-PG 1465-833	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/08/2004	Loan Amount:	N/A
Document #:	200400024156 BK-PG 1465-0833	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 18
City/Muni/Twp: OLIVESBURG

Prior Transfer

Recording Date:	01/16/1990	Sales Price:	$25,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 9999 Map Ref: MAP 808 1
Abbreviated Description: OLIVESBURG 18 60 X 120
City/Muni/Twp: UNINCORPORATED

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Area Sales Analysis

Total Area Sales	$334,800	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	1
Median Living Area	1,247 SF	Median Year Built	1895
Price Range - 2 Yrs	$148,800 to $186,000	Age Range	115 years to 145 years
Median Value	$167,400	Median Age	130 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**4798 VERMILLION ST ASHLAND, OH 44805-9636**	05/23/2025	$186,000	$147	1260	5/3/1	1910	7,200 SF	
		APN: 051-20-211-02-000 Document #: 202500005154 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: OLIVESBURG MapRef: VOL 1 PG 101 Abbreviated Description: Lot:31 Subdivision:OLIVESBURG Map Ref:VOL 1 PG 101City/Muni/Twp:WELLER City/Muni/Twp: WELLER								
2	.01Mi.	**4829 STATE ROUTE 545 ASHLAND, OH 44805-9627**	08/27/2024	$148,800	$120	1233	5/3/1	1880	7,200 SF	
		APN: 051-20-211-09-000 Document #: 202400008395 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Abbreviated Description: Lot:17 City/Muni/Twp:WELLER City/Muni/Twp: WELLER								

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.	**4823 STATE ROUTE 545**	**01/16/1990**	$77,260	$27,050	2,100	7/3/1	1920	7,200 SF	
.01Mi.	**4829 STATE ROUTE 545**	**08/27/2024**	$51,010	$17,860	1,233	5/3/1	1880	7,200 SF	
.02Mi.	**4835 STATE ROUTE 545**	**03/25/2024**	$69,050	$24,170	1,832	7/3/1	1900	3,598 SF	
.03Mi.	**4830 VERMILLION ST**	**06/22/1992**	$112,570	$39,400	1,694	8/3/1	1880	14,401 SF	
.04Mi.	**4830 STATE ROUTE 545**	**12/30/2009**	$51,470	$18,020	1,018	4/2/1	1900	7,200 SF	
.04Mi.	**4814 UNION ST**	**06/13/1996**	$76,260	$26,700	1,568	6/3/1	1900	7,200 SF	
.05Mi.	**4838 STATE ROUTE 545**	**09/18/2000**	$102,710	$35,950	1,476	7/3/1	1880	7,405 SF	
.05Mi.	**4801 STATE ROUTE 545**	**09/25/2019**	$71,990	$25,200	1,452	7/3/1	1880	7,200 SF	
.05Mi.	**4806 STATE ROUTE 545**	**02/13/2018**	$74,890	$26,210	1,407	5/3/1	1900	7,802 SF	
.05Mi.	**4810 VERMILLION ST**	**04/29/2022**	$76,490	$26,780	1,760	5/2/1	1940	7,200 SF	
.06Mi.	**4825 VERMILLION ST**	**02/03/2006**	$60,550	$21,190	1,411	6/3/1	1900	7,802 SF	
.07Mi.	**4815 VERMILLION ST**	**04/28/2011**	$54,460	$19,060	1,150	5/3/1	1910	7,802 SF	
.07Mi.	**4791 STATE ROUTE 545**	**01/03/2023**	$17,190	$6,020	3,280	9/4/3	1900	7,200 SF	
.08Mi.	**4798 VERMILLION ST**	**04/29/2024**	$58,460	$20,470	1,260	5/3/1	1910	7,200 SF	
.08Mi.	**4855 STATE ROUTE 545**	**11/29/1993**	$142,620	$49,920	2,432	8/3/2	1900	32,670 SF	
.08Mi.	**2395 STATE ROUTE 96**	**11/09/2017**	$94,390	$33,040	1,458	6/3/1	1910	35,284 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.4 years old	Households:	12,743
Median Household Income:	$64,173	Households w/Family:	59%
Household Income Per Capita:	$31,539	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Crestview Local School District	Students:	989
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Crestview High School** Number of Students: 336 Student-Teacher Ratio: 18.61	B-	Public	9 - 12
1.59Mi.	**Crestview Middle School** Number of Students: 393 Student-Teacher Ratio: 13.66	B	Public	4 - 8
1.60Mi.	**Crestview Elementary School** Number of Students: 260 Student-Teacher Ratio: 12.5	B-	Public	KG - 3

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	121%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

3/14/2024 - Tornadoes

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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