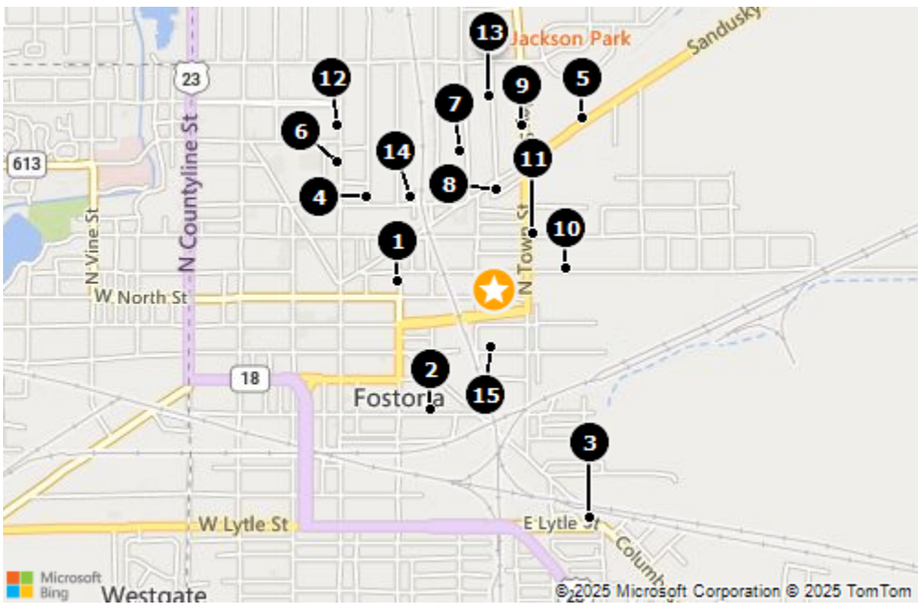
ICE SiteX Report

OrderID: 95429464

SiteX Property Information Report



Subject Property Location

516 E NORTH ST, FOSTORIA, OH 44830-2829

County:	**SENECA OH**	Census Tract:	391479630.002005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	P51030964520000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	17
Value Range:	$113,710 - $160,290	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	P51
Assd Land Value:	$2,030	Market Land Value:	$5,790	Tax Year:	2024
Assd Improvement:	$24,500	Market Improvment Value:	$70,000	Total Taxable Value:	$1,343
Total Assessed Value:	$26,530	Total Assessor Market Value:	$75,790	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3739 District: P51 Map Ref: MAP P309
Abbreviated Description: LOT 03739
City/Muni/Twp: FOSTORIA CORP

Property Characteristics

Lot Size:	6,351 SF	Bedrooms:	3	Pool:	
Building Area:	1708 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Gas
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/01/2021	Sales Price:	$78,551
Document #:	202100230472 BK-PG 422-673	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/21/2021	Sales Price:	$130,000
Document #:	202100230217 BK-PG 435 -1490	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/15/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3739 Subdivision: CADWALLADERS JOINT ADDITION
Abbreviated Description: THIRD WARD
City/Muni/Twp: FOSTORIA

Prior Transfer

Recording Date:	06/21/2021	Sales Price:	$130,000
Document #:	2021 00230217 BK-PG 435 -1490	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3739 District: P51 Map Ref: MAP P309
Abbreviated Description: LOT 03739
City/Muni/Twp: FOSTORIA CORP

ICE SiteX Report

OrderID: 95429464

Prior Transfer

Recording Date:	08/20/2020	Sales Price:	$61,500
Document #:	202000223222 BK-PG 357-990	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/29/2020	Sales Price:	$10,000
Document #:	202000222674 BK-PG 276-2754	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$80,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$80,000
Document #:	202000222146 BK-PG 422 -671	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/30/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3739 Subdivision: CADWELLER JOITBS ADDIITON
City/Muni/Twp: F OSTORIA

Prior Transfer

Recording Date:	05/07/2014	Sales Price:	$64,500
Document #:	201400178146 BK-PG 283-1353	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/25/2014	Loan Amount:	N/A
Document #:	201400177948 BK-PG 357-0990	Loan Type:	Unknown
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Lot: 3739 Subdivision: CADWALLADERS JOINT ADDITION
City/Muni/Twp: FOSTORIA

Prior Transfer

Recording Date:	06/19/2012	Sales Price:	N/A
Document #:	201200162698 BK-PG 335 -1805	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/15/2012		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3738 Subdivision: CADWALLADERS JOINT ADDITION
City/Muni/Twp: FOSTORIA

Mortgage Record

Recording Date:	09/13/2007	Loan Amount:	N/A
Document #:	200700124862 BK-PG 283-1353	Loan Type:	New Conventional
TD Due Date:	10/01/2037	Type Finance:	

Legal Description:
Lot: 3739 Subdivision: CADWALLADERS JOINT ADDITION
City/Muni/Twp: FOSTORIS

Mortgage Record

Recording Date:	03/08/2007	Loan Amount:	N/A
Document #:	200700119954 BK-PG 276-2758	Loan Type:	Unknown
TD Due Date:	02/06/2027	Type Finance:	

Legal Description:
Subdivision: CADWALLADERS JOINT ADDITION
City/Muni/Twp: FOSTORIA

Prior Transfer

Recording Date:	10/30/2006	Sales Price:	$10,000
Document #:	200600116671 BK-PG 261-3035	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/13/2006	Loan Amount:	N/A
Document #:	200600109189 BK-PG 261-3035	Loan Type:	Unknown
TD Due Date:	01/11/2026	Type Finance:	

Legal Description:
Lot: 3739 Subdivision: CADWALLADERS JOINT ADDITION
City/Muni/Twp: FOSTORIA

Area Sales Analysis

Total Area Sales	$931,200	Median # of Bedrooms	2
Median Lot Size	6,599 SF	Median # of Baths	1
Median Living Area	1,197 SF	Median Year Built	1910
Price Range - 2 Yrs	$4,000 to $147,000	Age Range	85 years to 135 years
Median Value	$48,000	Median Age	115 years

ICE SiteX Report

OrderID: 95429464

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**219 N POPLAR ST** **FOSTORIA, OH 44830-2832**	07/01/2025	$147,000	$78	1862	7/3/1	1910	5,550 SF	
		APN: P51030954760000 Document #: 202500003254 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 207 Subdivision: FOSTERS ADDITION MapRef: VOL 1 PG 20 Abbreviated Description: Lot:207 Subdivision:FOSTERS ADDITION Map Ref:VOL 1 PG 20City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
2	.32Mi.	**236 E CROCKER ST** **FOSTORIA, OH 44830-2955**	06/20/2025	$6,700	$5	1197	6/3/1	1900	6,107 SF	
		APN: P51040985080000 Document #: 202500002977 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 795 Subdivision: CADWALLADERS FIRST ADDITION Abbreviated Description: Lot:795 Subdivision:CADWALLADERS FIRST ADDITION City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
3	.6Mi.	**551 COLUMBUS AVE** **FOSTORIA, OH 44830-3204**	06/10/2025	$4,000	$4	966	5/2/1	1890	4,526 SF	
		APN: P51040975520000 Document #: 202500002760 Document Type: Fiduciary Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3878 Subdivision: JC JOHNSONS SUBDIVISION Abbreviated Description: Lot:3878 Subdivision:JC JOHNSONS SUBDIVISION Abbreviated Description:LOT: PART OF INLOT NUMBER 3878 City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
4	.39Mi.	**511 MAPLE ST** **FOSTORIA, OH 44830-2102**	06/06/2025	$42,500	$94	450	4/1/1	1900	1,228 SF	
		APN: P51010875920000 Document #: 202500002702 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WILLIAMS ADDITION MapRef: MB 1 PG 46 Abbreviated Description: Lot:1 Subdivision:WILLIAMS ADDITION Map Ref:MB 1 PG 46Abbreviated Description:LOT: PART OF OUTLOT NUMBER ONE (1) City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
5	.47Mi.	**728 SANDUSKY ST** **FOSTORIA, OH 44830-2744**	05/19/2025	$32,000	$31	1017	5/2/1	1935	10,650 SF	
		APN: P51010842600000 Document #: 202500002282 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1782,1783 Subdivision: MCDONALDS ADDITION MapRef: VOL 1 PG 14 Abbreviated Description: Lot:1782,1783 Subdivision:MCDONALDS ADDITION Map Ref:VOL 1 PG 14Abbreviated Description:LOT: EAST HALF (1/2) LOT 1782 City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
6	.5Mi.	**551 N MAIN ST** **FOSTORIA, OH 44830-2141**	05/12/2025	$125,000	$103	1206	4/2/1	1910	6,599 SF	
		APN: P51010902040000 Document #: 202500002154 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 356 Subdivision: FOSTERS 1ST ADDITION MapRef: VOL 1 PG 27 Abbreviated Description: Lot:356 Subdivision:FOSTERS 1ST ADDITION Map Ref:VOL 1 PG 27City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
7	.35Mi.	**545 LYNN ST** **FOSTORIA, OH 44830-2609**	05/09/2025	$6,500	$9	686	4/1/1	1940	8,102 SF	
		APN: P51010857040000 Document #: 202500002124 Document Type: Fiduciary Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1096 Subdivision: KENOWERS ADDITION MapRef: VOL 1 PG 50 Abbreviated Description: Lot:1096 Subdivision:KENOWERS ADDITION Map Ref:VOL 1 PG 50City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
8	.24Mi.	**423 SANDUSKY ST** **FOSTORIA, OH 44830-2846**	05/01/2025	$100,000	$78	1273	5/2/1	1900	9,074 SF	
		APN: P51030953240000 Document #: 202500001966 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1175 Subdivision: EMERINES ADDITION MapRef: MB 1 PG 47 Abbreviated Description: Lot:1175 Subdivision:EMERINES ADDITION Map Ref:MB 1 PG 47City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
9	.41Mi.	**637 BUCKLEY ST** **FOSTORIA, OH 44830-2628**	04/30/2025	$85,000	$57	1472	6/3/2	1900	8,690 SF	
		APN: P51010855880000 Document #: 202500001922 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1075 Subdivision: KENOWERS ADDITION MapRef: VOL 1 PG 50 Abbreviated Description: Lot:1075 Subdivision:KENOWERS ADDITION Map Ref:VOL 1 PG 50City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
10	.19Mi.	**642 MCDOUGAL ST** **FOSTORIA, OH 44830-3139**	03/10/2025	$42,000	$47	880	5/2/1	1900	22,002 SF	
		APN: P51030943040000 Document #: 202500001012 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: FISHERS 2ND ADDITION Abbreviated Description: Lot:45 Subdivision:FISHERS 2ND ADDITION Abbreviated Description:LOT: EAST HALF (1/2) OF OUTLO0T NUMBER FORTY-FIVE (45) City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
11	.17Mi.	**404 N TOWN ST** **FOSTORIA, OH 44830-2854**	02/06/2025	$48,000	$45	1045	6/2/1	1910	4,478 SF	
		APN: P51030961800000 Document #: 202500000518 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4620 Subdivision: EASTLAWN ADDITION MapRef: VOL 2 PG 24 Abbreviated Description: Lot:4620 Subdivision:EASTLAWN ADDITION Map Ref:VOL 2 PG 24City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
12	.56Mi.	**625 N MAIN ST** **FOSTORIA, OH 44830-2143**	01/29/2025	$55,000	$35	1553	6/2/1	1930	6,190 SF	
		APN: P51010909280000 Document #: 202500000383 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Subdivision: MARTIN ADAMS Land Lot: 3892 Abbreviated Description: Subdivision:MARTIN ADAMS Land Lot:3892 City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
13	.48Mi.	**735 CHERRY ST** **FOSTORIA, OH 44830-2638**	01/22/2025	$12,500	$14	837	5/2/1	1925	4,352 SF	
		APN: P51010880480000 Document #: 202500000288 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Subdivision: KENOWERS ADDITION Land Lot: 1043 MapRef: VOL 1 PG 50 Abbreviated Description: Subdivision:KENOWERS ADDITION Land Lot:1043 Map Ref:VOL 1 PG 50City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA								
14	.31Mi.	**306-308 E HIGH ST**	01/15/2025	$105,000	$48	2155	10/4/2	1928	8,712 SF	

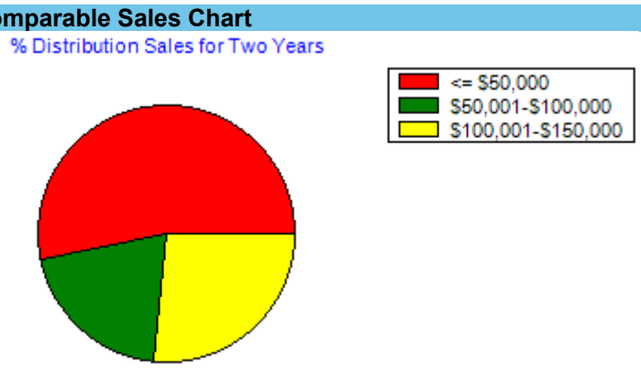
ICE SiteX Report

OrderID: 95429464

FOSTORIA, OH 44830-
APN: P51010871040000 Document #: 202500000199
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: BRADNERS ADDITION Land Lot: 605 MapRef: VOL 1 PG 39 Abbreviated Description: Subdivision:BRADNERS ADDITION Land Lot:605 Map Ref:VOL 1 PG 39City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA

15 .13Mi. **414 E TIFFIN ST** 01/03/2025 $120,000 $56 2106 7/3/1 1910 6,652 SF
FOSTORIA, OH 44830-2943
APN: P51030935720000 Document #: 202500000032
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: CADWALLADERS JOINT ADDITION Land Lot: 3803 MapRef: VOL 2 PG 1 Abbreviated Description: Subdivision:CADWALLADERS JOINT ADDITION Land Lot:3803 Map Ref:VOL 2 PG 1City/Muni/Twp:CITY OF FOSTORIA City/Muni/Twp: CITY OF FOSTORIA

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.

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.	**516 E NORTH ST**	**06/21/2021**	$75,790	$26,530	1,708	6/3/1	1910	6,351 SF	
.01Mi.	**520 E NORTH ST**	**12/19/2022**	$59,720	$20,910	1,456	5/2/2	1910	6,351 SF	
.01Mi.	**514 E NORTH ST**	**05/01/2017**	$40,570	$14,200	748	5/2/1	1920	6,399 SF	
.02Mi.	**524 E NORTH ST**	**09/26/2011**	$44,520	$15,590	941	6/3/1	1910	6,351 SF	
.02Mi.	**512 E NORTH ST**	**02/13/2015**	$41,680	$14,590	1,061	5/2/1	1910	6,399 SF	
.03Mi.	**515 MCDOUGAL ST**	**03/02/2000**	$66,000	$23,100	1,560	6/3/1	1903	6,499 SF	
.03Mi.	**528 E NORTH ST**	**07/01/2002**	$48,760	$17,070	944	5/2/1	1920	6,351 SF	
.03Mi.	**511 MCDOUGAL ST**	**07/01/2002**	$61,830	$21,640	1,560	6/3/1	1900	6,499 SF	
.03Mi.	**519 MCDOUGAL ST**		$76,490	$26,770	2,082	8/4/1	1910	6,499 SF	
.03Mi.	**500 E NORTH ST**	**08/22/2023**	$54,350	$19,020	1,316	6/3/1	1917	7,170 SF	
.03Mi.	**521 MCDOUGAL ST**	**10/06/2023**	$61,930	$21,680	1,568	6/2/1	1900	6,499 SF	
.03Mi.	**505 MCDOUGAL ST**	**04/29/2022**	$37,680	$13,190	960	5/2/1	1938	6,499 SF	
.04Mi.	**515 E NORTH ST**	**01/07/2022**	$58,820	$20,590	1,428	6/3/2	1930	6,652 SF	
.04Mi.	**534 E NORTH ST**	**12/03/2024**	$41,940	$14,680	1,102	5/3/1	1920	6,299 SF	
.04Mi.	**517 E NORTH ST**	**03/15/2001**	$55,360	$19,380	1,268	7/3/1	1910	6,652 SF	
.04Mi.	**511 E NORTH ST**	**05/03/2017**	$70,450	$24,660	2,182	8/4/2	1920	6,652 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	42.1 years old	Households:	7,671
Median Household Income:	$54,017	Households w/Family:	61%
Household Income Per Capita:	$27,506	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Fostoria City School District	Students:	1,797
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Fostoria Elementary School** Number of Students: 1,027 Student-Teacher Ratio: 16.11	C+	Public	PK - 6
1.48Mi.	**Fostoria Junior/Senior High School** Number of Students: 770 Student-Teacher Ratio: 19.74	D	Public	7 - 12

ICE SiteX Report

OrderID: 95429464

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	142%	NOTABLY 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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