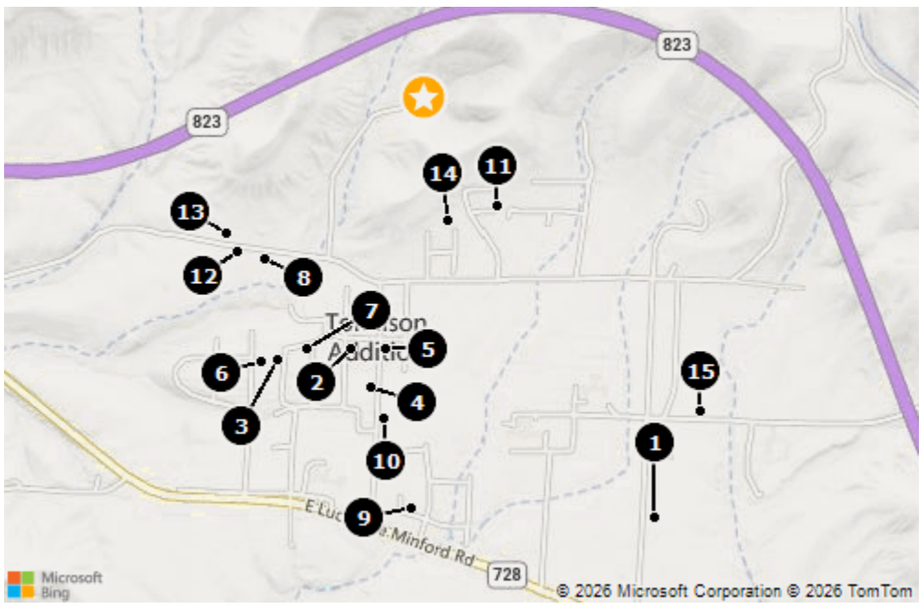
ICE SiteX Report

OrderID: 98665775

SiteX Property Information Report



Subject Property Location

523 KINSTLER RD, LUCASVILLE, OH 45648-8898

County:	**SCIOTO OH**	Census Tract:	391450022.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-0016.001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$138,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$118,680 - $157,320	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	VALLEY LSD
Assd Land Value:	$3,400	Market Land Value:	$9,720	Tax Year:	2025
Assd Improvement:	$37,510	Market Improvment Value:	$107,160	Total Taxable Value:	$1,538
Total Assessed Value:	$40,910	Total Assessor Market Value:	$116,880	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 28 TWN 3N RNG 21W
Abbreviated Description: NW NW .24A RTS 21-3-28 MAP 02-001 523 KINSTLER RD
City/Muni/Twp: VALLEY TWP

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	2	Pool:	
Building Area:	924 SF	Baths:	1	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:	Mud sill	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/14/2025	Loan Amount:	N/A
Document #:	2025R-2038 BK-PG 918-68	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4NW4 S28T03R21
City/Muni/Twp: VAVLLEY

Mortgage Record

Recording Date:	11/21/2023	Loan Amount:	N/A
Document #:	2023R-6880 BK-PG 860-647	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Subdivision: RUSSELL & COLLETTE ANDERSON PROPERTY Sec/Twnship/Range: NW4NW4 S28T03R21
City/Muni/Twp: VALLEY

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$96,500
Document #:	49835 BK-PG 754 -721	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Sec/Twnship/Range: SEC 28 TWN 3N RNG 21W
Abbreviated Description: NW NW .24A RTS 21-3-28 MAP 02-001 523 KINSTLER RD
City/Muni/Twp: VALLEY TWP

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$96,500
Document #:	2021R-7060 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/14/2021		
Document Type:			

Legal Description:
Subdivision: RUSSELL & COLLETTE ANDERSON PROPERTY Map Ref: VOL 439 PG 503 Sec/Twnship/Range: NW4NW4 S28T03R21
City/Muni/Twp: VALLEY

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	$55,000
Document #:	2019R-2738 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/01/2019		
Document Type:			

Legal Description:
Section: 28 Map Ref: VOL 439 PG 503
Abbreviated Description: NW4 NW4 S28 T3 R21

Prior Transfer

Recording Date:	07/11/2007	Sales Price:	N/A
Document #:	005827 BK-PG 128 -780	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/22/2007		
Document Type:			

Legal Description:
Subdivision: SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF SCIOT
City/Muni/Twp: VALLEY TOWNSHIP

Mortgage Record

Recording Date:	06/27/2007	Loan Amount:	N/A
Document #:	005484 BK-PG 127-225	Loan Type:	
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Subdivision: SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF SCIOT
City/Muni/Twp: VALLEY TOWNSHIP

Prior Transfer

Recording Date:	06/27/2007	Sales Price:	N/A
Document #:	005483 BK-PG 127 -223	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/21/2007		
Document Type:			

Legal Description:
Subdivision: SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF SCIOT
City/Muni/Twp: VALLEY TOWNSHIP

Prior Transfer

Recording Date:	03/12/2007	Sales Price:	$44,148
Document #:	002059 BK-PG 110 -39	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/2006		
Document Type:			

Legal Description:
Subdivision: SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF SCIOT
City/Muni/Twp: VALLEY TOWNSHIP

Area Sales Analysis

Total Area Sales	$3,225,700	Median # of Bedrooms	3
Median Lot Size	19,998 SF	Median # of Baths	1
Median Living Area	1,406 SF	Median Year Built	1963
Price Range - 2 Yrs	$66,000 to $445,000	Age Range	27 years to 88 years
Median Value	$210,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.21Mi.	**272 MORRIS LANE BLUE RUN RD LUCASVILLE, OH 45648-8789**	09/22/2026	$175,000	$97	1792	5/3/2	1999	89,952 SF	Yes
		APN: 08-0577.001 Document #: 2026R-5910 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4 S34T03R21 Abbreviated Description: Sec/Twnship/Range:NW4NW4 S34T03R21 City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
2	.66Mi.	**150 JUDY LN LUCASVILLE, OH 45648-8512**	06/24/2026	$130,000	$119	1092	5/3/1	1960	19,998 SF	
		APN: 24-1233.000 Document #: 2026R-3826 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 65 Subdivision: TOMLISON SUBDIVISION NUMBER TWO MapRef: MB 5 PG 77 Abbreviated Description: Lot:65 Subdivision:TOMLISON SUBDIVISION NUMBER TWO Map Ref:MB 5 PG 77								
3	.76Mi.	**111 LINDA AVE LUCASVILLE, OH 45648-8506**	05/21/2026	$175,500	$164	1068	5/3/1	1964	15,198 SF	
		APN: 24-1505.000 Document #: 2026R-3074 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 119 Subdivision: TOMLISONS ADDITION NUMBER THREE MapRef: MB 5 PG 118&119 Abbreviated Description: Lot:119 Subdivision:TOMLISONS ADDITION NUMBER THREE Map Ref:MB 5 PG 118&119City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY								
4	.74Mi.	**351 PLEASANT DR**	05/14/2026	$210,000	$169	1242	5/3/1	1961	19,998 SF	

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LUCASVILLE, OH 45648-8529
APN: 24-0896.000 Document #: 2026R-2910
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: TOMLINSON ADDITION NO 1 MapRef: MB 5 PG 41 Abbreviated Description: Lot:16 Subdivision:TOMLINSON ADDITION NO 1 Map Ref:MB 5 PG 41City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

5	.64Mi.	**446 PLEASANT DR** **LUCASVILLE, OH 45648-8513**	01/08/2026	$147,000	$96	1530	6/3/1	1964	15,002 SF	

APN: 24-1226.000 Document #: 2026R-0114
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: TOMLISON SUBDIVISION MapRef: VOL 5 PG 41 Sec/Twnship/Range: SW4 S28T03R21 Abbreviated Description: Lot:37 Subdivision:TOMLISON SUBDIVISION Map Ref:VOL 5 PG 41Sec/Twnship/Range:SW4 S28T03R21 City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

6	.78Mi.	**336 BEL AIR DR** **LUCASVILLE, OH 45648-8699**	12/23/2025	$220,000	$156	1406	6/2/1	1963	28,802 SF	

APN: 24-0829.000 Document #: 2025R-7597
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: HOLBROOK ACRES MapRef: MB 5 PG 124 Abbreviated Description: Lot:16 Subdivision:HOLBROOK ACRES Map Ref:MB 5 PG 124City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

7	.7Mi.	**58 NORTH ST** **LUCASVILLE, OH 45648-8025**	10/08/2025	$273,500	$189	1444	6/3/1	1963	24,699 SF	

APN: 24-0947.000 Document #: 2025R-5889
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Sec/Twnship/Range: S29T03NR21W Abbreviated Description: Lot:96 Sec/Twnship/Range:S29T03NR21W City/Muni/Twp:VALLEY TOWNSHIP City/Muni/Twp: VALLEY TOWNSHIP

8	.57Mi.	**974 THOMAS HOLLOW RD** **LUCASVILLE, OH 45648-8890**	09/30/2025	$165,000	$208	792	5/3/1	1950	12,632 SF	

APN: 24-0278.000 Document #: 2025R-5661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4 S29T03R21 Abbreviated Description: Sec/Twnship/Range:SE4NE4 S29T03R21 City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

9	1.03Mi.	**76 HEARTHSTONE DR** **LUCASVILLE, OH 45648-9035**	09/29/2025	$405,000	$208	1940	7/4/2	1999	16,379 SF	Yes

APN: 24-0492.015 Document #: 2025R-5636
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: BRECKENRIDGE SUBDIVISION MapRef: MB 7 PG 8 Abbreviated Description: Lot:15 Subdivision:BRECKENRIDGE SUBDIVISION Map Ref:MB 7 PG 8City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

10	.81Mi.	**268 PLEASANT DR** **LUCASVILLE, OH 45648-9008**	09/29/2025	$445,000	$372	1196	6/3/1	1962	15,002 SF	Yes

APN: 24-1448.000 Document #: 2025R-5634
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TOMLISON SUBDIVISION NO 1 MapRef: MB 5 PG 41 Abbreviated Description: Lot:46 Subdivision:TOMLISON SUBDIVISION NO 1 Map Ref:MB 5 PG 41City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

11	.33Mi.	**61 CLAIRDON DR** **LUCASVILLE, OH 45648-8522**	09/24/2025	$215,700	$146	1476	6/3/2	1978	SF	

APN: 24-1707.000 Document #: 2025R-5528
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: IMPERIAL ESTATES SUBDIVISION ADDITION NO 2 MapRef: MB 6 PG 67 Abbreviated Description: Lot:27 Subdivision:IMPERIAL ESTATES SUBDIVISION ADDITION NO 2 Map Ref:MB 6 PG 67City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

12	.64Mi.	**908 THOMAS HOLLOW RD** **LUCASVILLE, OH 45648-8890**	09/04/2025	$168,000	$224	750	4/2/1	1938	39,073 SF	

APN: 24-0097.000 Document #: 2025R-5039
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S29T03R21 Abbreviated Description: Sec/Twnship/Range:NE4 S29T03R21 City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

13	.61Mi.	**875 THOMAS HOLLOW RD** **LUCASVILLE, OH 45648-8891**	09/02/2025	$66,000	$103	640	2/1/1	1950	8,276 SF	

APN: 24-0059.000 Document #: 2025R-4968
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S29T03R21 Abbreviated Description: Sec/Twnship/Range:NE4 S29T03R21 City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

14	.31Mi.	**79 SHAWNEE LN** **LUCASVILLE, OH 45648-8525**	07/16/2025	$220,000	$105	2080	6/3/1	1976	27,443 SF	

APN: 24-1836.000 Document #: 2025R-4080
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NW4 S28T03R21 Abbreviated Description: Sec/Twnship/Range:SE4NW4 S28T03R21 City/Muni/Twp:VALLEY City/Muni/Twp: VALLEY

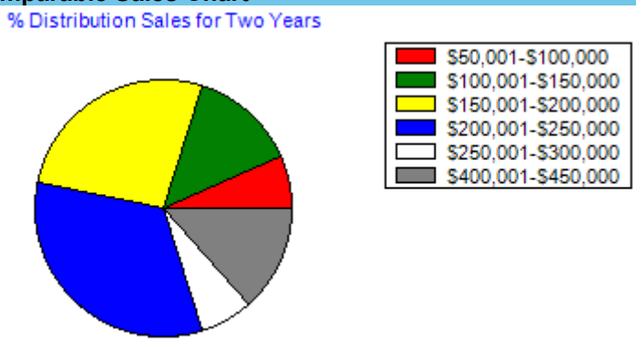
15	1.05Mi.	**655 MORRIS LANE BLUE RUN RD** **LUCASVILLE, OH 45648-8701**	05/20/2025	$210,000	$112	1864	6/3/2	1968	43,560 SF	

APN: 08-0506.000 Document #: 2025R-2844
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MB 444 PG 336 Sec/Twnship/Range: SW4 S27T03R21 Abbreviated Description: Map Ref:MB 444 PG 336Sec/Twnship/Range:SW4 S27T03R21 City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON

ICE SiteX Report

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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.	**523 KINSTLER RD**	**09/20/2021**	$116,880	$40,910	924	4/2/1	1990	10,454 SF	
.02Mi.	**503 KINSTLER RD**	**05/07/2013**	$8,840	$3,090	672	5/2/1	1955	17,860 SF	
.04Mi.	**541 KINSTLER RD**	**01/01/1987**	$206,960	$72,440	1,456	6/3/1	1997	2 SF	
.04Mi.	**469 KINSTLER RD**	**09/10/2014**	$24,640	$8,630	936	5/2/1	1964	3 SF	
.24Mi.	**267 LINCOLN LN**	**12/22/2022**	$229,470	$80,320	560	7/3/2	1997	12,632 SF	
.26Mi.	**289 LINCOLN LN**	**06/24/2019**	$165,500	$57,930	1,128	7/3/2	1980	15,599 SF	
.29Mi.	**215 KINSTLER RD**	**01/01/1987**	$60,050	$21,010	672	5/3/1	1900	33,106 SF	
.3Mi.	**136 HARTFORD DR**	**05/02/2016**	$289,360	$101,280	2,016	8/4/3	1994	2 SF	
.31Mi.	**17 CLAIRDON DR**	**06/04/2020**	$154,070	$53,920	1,084	7/3/2	1977	15,198 SF	
.31Mi.	**316 LINCOLN LN**	**07/06/2020**	$265,070	$92,770	1,485	7/3/2	1985		
.31Mi.	**79 SHAWNEE LN**	**07/16/2025**	$186,560	$65,290	2,080	6/3/1	1976	27,443 SF	
.31Mi.	**312 LINCOLN LN**	**07/31/2003**	$205,580	$71,950	1,350	7/3/2	1977		
.32Mi.	**80 SHAWNEE LN**	**01/01/1987**	$268,670	$94,030	625	9/5/3	1976	2 SF	
.32Mi.	**47 CLAIRDON DR**	**01/01/1987**	$212,260	$74,290	1,944	6/3/2	1977		
.33Mi.	**61 CLAIRDON DR**	**09/24/2025**	$263,460	$92,210	1,476	6/3/2	1978		
.34Mi.	**162 LINCOLN LN**	**05/30/2023**	$252,980	$88,540	1,892	7/3/3	1977	17,102 SF	Yes

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.7 years old	Households:	4,195
Median Household Income:	$66,189	Households w/Family:	69%
Household Income Per Capita:	$30,657	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Valley Local School District	Students:	1,023
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Valley Middle School** Number of Students: 302 Student-Teacher Ratio: 18.88	B-	Public	5 - 8
0.85Mi.	**Valley Elementary School** Number of Students: 442 Student-Teacher Ratio: 21.05	B+	Public	PK - 4
0.88Mi.	**Valley High School** Number of Students: 279 Student-Teacher Ratio: 13.29 Advanced Placement: Yes	C+	Public	9 - 12

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Flood Report

The Subject Property of **523 KINSTLER RD, LUCASVILLE, OH 45648-8898** 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	61%	NOTABLY LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	82%	LOWER
OVERALL	76%	NOTABLY LOWER

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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