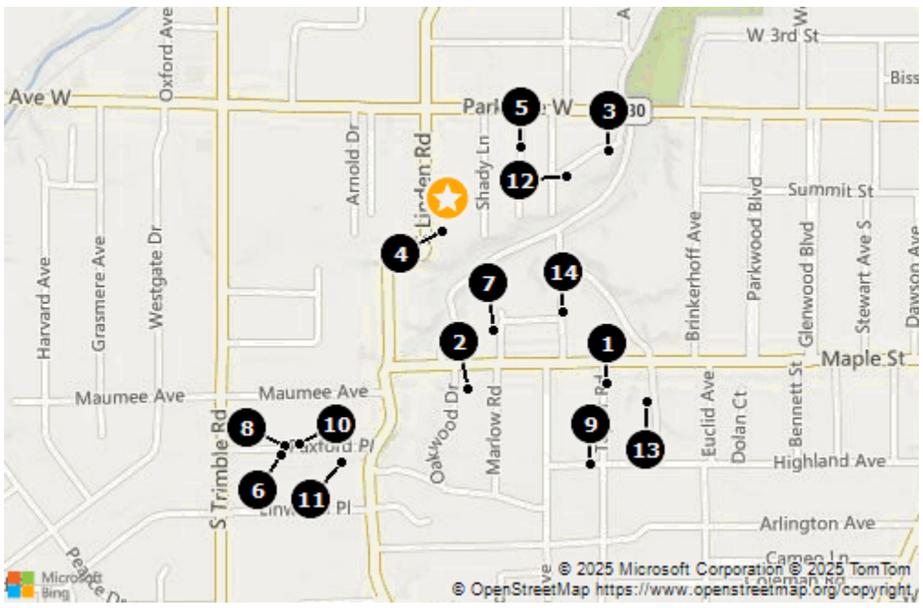
ICE SiteX Report

OrderID: 95119795

SiteX Property Information Report



Subject Property Location

53 S LINDEN RD, MANSFIELD, OH 44906-3004

County:	**RICHLAND OH**	Census Tract:	391390013.001005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	027-02-020-18-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	15
Value Range:	$144,500 - $195,500	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	02702
Assd Land Value:	$7,310	Market Land Value:	$20,890	Tax Year:	2024
Assd Improvement:	$6,470	Market Improvment Value:	$18,490	Total Taxable Value:	$649
Total Assessed Value:	$13,780	Total Assessor Market Value:	$39,380	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 3010 Map Ref: MAP 1120 5
Abbreviated Description: 9574 100 X 215
City/Muni/Twp: MANSFIELD

Property Characteristics

Lot Size:	21,501 SF	Bedrooms:	3	Pool:	
Building Area:	2013 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+AB	Number of Cars:	2	A/C:	Central
Style:	Other	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/15/2024	Sales Price:	$177,200
Document #:	202400004503 BK-PG 3014-5506	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/11/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9574 Map Ref: VOL 8 PG 18
City/Muni/Twp: CITY OF MANSFIELD

Prior Transfer

Recording Date:	05/15/2024	Sales Price:	$177,200
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
District: 3010 Map Ref: MAP 1120 5
Abbreviated Description: 9574 100 X 215
City/Muni/Twp: MANSFIELD

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	$63,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	05/04/2020	Sales Price:	$63,750
Document #:	202000004553 BK-PG 2780-646	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/30/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9574 Map Ref: VOL 8 PG 18
City/Muni/Twp: MANSFIELD

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	$21,250
Document #:	202000004552 BK-PG 2780-643	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2020		
Document Type:	Administrator's deed		

Legal Description:
Lot: 9574 Map Ref: VOL 8 PG 18
City/Muni/Twp: MANSFIELD

Prior Transfer

Recording Date:	01/08/2015	Sales Price:	N/A
Document #:	201500000265 BK-PG 2358-0615	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2015		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 9574 Map Ref: MB8 PG18
City/Muni/Twp: MANSFIELD

Prior Transfer

Recording Date:	01/23/2014	Sales Price:	N/A
Document #:	201400000777 BK-PG 2286-0084	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/21/2014		
Document Type:	Beneficiary Deed		

Legal Description:
Lot: 9574 Map Ref: MB8 PG18
City/Muni/Twp: MANSFIELD

Area Sales Analysis

Total Area Sales	$2,404,900	Median # of Bedrooms	3
Median Lot Size	8,533 SF	Median # of Baths	1
Median Living Area	1,360 SF	Median Year Built	1945
Price Range - 2 Yrs	$90,000 to $300,000	Age Range	55 years to 105 years
Median Value	$160,000	Median Age	80 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**733 MAPLE ST** **MANSFIELD, OH 44906-3067**	07/02/2025	$215,000	$141	1520	5/3/2	1956	9,374 SF	
		APN: 027-02-138-17-000 Document #: 202500006754 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8831 Abbreviated Description: Lot:8831 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
2	.24Mi.	**179 OAKWOOD DR** **MANSFIELD, OH 44906-3045**	06/12/2025	$140,000	$108	1288	7/3/1	1945	6,299 SF	
		APN: 027-02-060-09-000 Document #: 202500005952 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9688 MapRef: VOL 9 PG 27 Abbreviated Description: Lot:9688 Map Ref:VOL 9 PG 27City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
3	.21Mi.	**25 PINECREST ST** **MANSFIELD, OH 44906-3011**	03/04/2025	$226,000	$94	2388	8/4/2	1927	13,068 SF	
		APN: 027-02-120-10-000 Document #: 202500001970 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9169 Abbreviated Description: Lot:9169 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
4	.05Mi.	**75 S LINDEN RD** **MANSFIELD, OH 44906-3004**	02/24/2025	$150,000	$69	2172	8/4/2	1940	42,998 SF	
		APN: 027-02-035-04-000 Document #: 202500001651 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9571&9572 MapRef: VOL 8 PG 17&18 Abbreviated Description: Lot:9571&9572 Map Ref:VOL 8 PG 17&18City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
5	.1Mi.	**22 HOFFMAN AVE** **MANSFIELD, OH 44906-3002**	02/12/2025	$136,000	$102	1324	7/4/1	1920	5,998 SF	
		APN: 027-02-004-08-000 Document #: 202500001329 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9201 MapRef: VOL 10 PG 12 Abbreviated Description: Lot:9201 Map Ref:VOL 10 PG 12City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
6	.38Mi.	**953 PAXFORD PL** **MANSFIELD, OH 44906-2910**	12/18/2024	$130,000	$125	1032	5/2/1	1940	8,999 SF	
		APN: 027-02-033-04-000 Document #: 202400012625 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9617 MapRef: VOL 9 PG 27 Abbreviated Description: Lot:9617 Map Ref:VOL 9 PG 27City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
7	.17Mi.	**144 MARLOW RD** **MANSFIELD, OH 44906-3042**	11/06/2024	$120,000	$89	1338	4/3/1	1952	10,899 SF	
		APN: 027-02-005-04-000 Document #: 202400011181 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11394 MapRef: MB 15 PG 31 Abbreviated Description: Lot:11394 Map Ref:MB 15 PG 31City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
8	.35Mi.	**958 PAXFORD PL**	09/23/2024	$170,000	$123	1382	6/3/1	1955	7,501 SF	

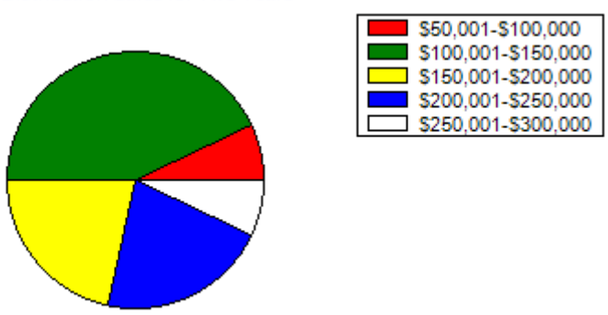
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		MANSFIELD, OH 44906-2911							
	APN: 027-02-042-11-000 Document #: 202400009415								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 9624 MapRef: VOL 9 PG 27 Abbreviated Description: Lot:9624 Map Ref:VOL 9 PG 27City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
9	.39Mi.	**745 HIGHLAND AVE**	09/09/2024	$148,000	$148	998	5/2/1	1950	7,248 SF
		MANSFIELD, OH 44903-1860							
	APN: 027-02-034-17-000 Document #: 202400008792								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 11275 Abbreviated Description: Lot:11275 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
10	.34Mi.	**948 PAXFORD PL**	08/29/2024	$190,000	$112	1688	5/3/2	1970	8,999 SF
		MANSFIELD, OH 44906-2911							
	APN: 027-02-024-02-000 Document #: 202400008476								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 9625 MapRef: MB 9 PG 27 Abbreviated Description: Map Ref:MB 9 PG 27Abbreviated Description:WEST2 LOT9625 City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
11	.35Mi.	**917-919 PAXFORD PL**	08/08/2024	$180,000	$79	2268	8/2/1	1942	12,053 SF
		MANSFIELD, OH 44906-2910							
	APN: 027-02-128-11-000 Document #: 202400007684								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 9653&9654 MapRef: VOL 9 PG 27 Abbreviated Description: Lot:9653&9654 Map Ref:VOL 9 PG 27City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
12	.15Mi.	**65 PINECREST ST**	08/05/2024	$209,900	$104	2007	7/3/1	1929	8,067 SF
		MANSFIELD, OH 44906-3011							
	APN: 027-02-099-08-000 Document #: 202400007463								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 9173 MapRef: OL 13 PG 5 Abbreviated Description: Lot:9173 Map Ref:OL 13 PG 5City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
13	.35Mi.	**190 MAPLEDALE AVE**	08/05/2024	$90,000	$74	1215	5/3/1	1951	6,085 SF
		MANSFIELD, OH 44903-1867							
	APN: 027-02-042-05-000 Document #: 202400007501								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 8731 MapRef: MB 13 PG 16 Abbreviated Description: Lot:8731 Map Ref:MB 13 PG 16City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
14	.21Mi.	**129 FAIRLAWN AVE**	06/27/2024	$300,000	$259	1155	5/3/1	1945	5,994 SF
		MANSFIELD, OH 44903-7023							
	APN: 027-02-079-09-000 Document #: 202400006082								
	Document Type: Warranty Deed Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 13112-1311 MapRef: VOL 18 PG 29 Abbreviated Description: Lot:13112-1311 Map Ref:VOL 18 PG 29City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								

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.

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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.	**53 S LINDEN RD**	**05/15/2024**	$39,380	$13,780	2,013	6/3/1	1930	21,501 SF	
.02Mi.	**63 S LINDEN RD**	**02/14/2017**	$133,810	$46,830	1,848	8/4/2	1937	21,501 SF	
.02Mi.	**49 S LINDEN RD**	**09/28/2018**	$118,810	$41,580	1,408	5/2/1	1963	21,501 SF	
.03Mi.	**42 SHADY LN**	**06/20/2016**	$95,650	$33,480	1,560	7/3/1	1865	16,675 SF	
.03Mi.	**62 SHADY LN**	**02/26/2016**	$90,290	$31,600	1,550	8/3/1	1950	8,093 SF	
.03Mi.	**37 S LINDEN RD**	**07/17/2003**	$91,740	$32,110	1,488	5/3/1	1938	7,148 SF	
.04Mi.	**40 SHADY LN**	**11/25/2020**	$44,930	$15,730	871	5/3/1	1951	8,050 SF	
.04Mi.	**29 S LINDEN RD**	**06/11/2024**	$85,680	$29,990	1,248	6/3/1	1938	7,148 SF	
.05Mi.	**75 S LINDEN RD**	**09/19/2024**	$165,900	$58,060	2,172	8/4/2	1940	42,998 SF	
.05Mi.	**36 SHADY LN**	**09/19/2017**	$77,280	$27,050	1,290	5/2/1	1949	6,900 SF	
.05Mi.	**21 S LINDEN RD**	**06/27/2016**	$83,720	$29,300	1,248	6/3/1	1930	7,148 SF	
.06Mi.	**41 SHADY LN**	**09/14/2010**	$77,230	$27,030	1,403	5/2/1	1885	10,799 SF	
.06Mi.	**28 SHADY LN**	**01/24/2023**	$147,150	$51,500	2,341	7/4/2	1928	8,050 SF	
.06Mi.	**19 S LINDEN RD**		$69,980	$24,490	1,350	6/3/1	1942	7,148 SF	
.06Mi.	**72 S LINDEN RD**	**10/19/2022**	$119,600	$41,860	1,398	6/3/1	1937	11,121 SF	
.06Mi.	**71 SHADY LN**		$119,860	$41,950	1,252	6/3/1	1951	13,321 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	42.1 years old	Households:	7,454
Median Household Income:	$49,496	Households w/Family:	54%
Household Income Per Capita:	$31,309	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Mansfield City School District	Students:	3,266
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.38Mi.	**Sherman Elementary School** Number of Students: 360 Student-Teacher Ratio: 16	F	Public	KG - 3
0.40Mi.	**Mansfield Middle School** Number of Students: 478 Student-Teacher Ratio: 15.25	C	Public	7 - 8
0.36Mi.	**Mansfield Senior High School** Number of Students: 826 Student-Teacher Ratio: 12.89 Advanced Placement: Yes	D+	Public	9 - 12
0.48Mi.	**Mansfield Spanish Immersion School** Number of Students: 293 Student-Teacher Ratio: 11.57	B+	Public	KG - 8
2.33Mi.	**Malabar Intermediate School** Number of Students: 629 Student-Teacher Ratio: 15.59	B-	Public	4 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	112%	HIGHER
OVERALL	111%	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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ICE SiteX Report

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