ICE SiteX Report

OrderID: 95584061

SiteX Property Information Report



Subject Property Location

550 E MAIN ST, BATAVIA, OH 45103-3104

County:	**CLERMONT OH**	Census Tract:	390250411.012034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-02-04.-180A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	28
Value Range:	$92,160 - $163,840	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	06
Assd Land Value:	$3,990	Market Land Value:	$11,400	Tax Year:	2024
Assd Improvement:	$19,990	Market Improvment Value:	$57,100	Total Taxable Value:	$865
Total Assessed Value:	$23,980	Total Assessor Market Value:	$68,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 180A Subdivision: BATAVIA VILLAGE
Abbreviated Description: BATAVIA VILLAGE; LOT 180A
City/Muni/Twp: BATAVIA TWP

Property Characteristics

Lot Size:	5,445 SF	Bedrooms:	2	Pool:	
Building Area:	703 SF	Baths:	2	Fireplace:	
Year Built:	1919	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Oil
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Cape Cod	Basement:	Finished	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/04/2025	Sales Price:	N/A
Document #:	202500006358 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/09/2024	Loan Amount:	N/A
Document #:	202400019493 BK-PG 2978-2617	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 180
City/Muni/Twp: BATAVIA

Prior Transfer

Recording Date:	12/30/2022	Sales Price:	$117,500
Document #:	30-8400 BK-PG 2936 -2547	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 180A Subdivision: BATAVIA VILLAGE
Abbreviated Description: BATAVIA VILLAGE; LOT 180A
City/Muni/Twp: BATAVIA TWP

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Prior Transfer

Recording Date:	12/30/2022	Sales Price:	$117,500
Document #:	202200031286 BK-PG 2936-2547	Type of Sale:	Full Amount on Deed
Contract Date:	12/27/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 180
Abbreviated Description: PORTION LOT180
City/Muni/Twp: BATAVIA

Prior Transfer

Recording Date:	11/03/2022	Sales Price:	N/A
Document #:	202200027366 BK-PG 2932-5134	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/19/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 180
City/Muni/Twp: BATAVIA

Prior Transfer

Recording Date:	08/05/2016	Sales Price:	$49,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2016	Sales Price:	$49,900
Document #:	201600017263 BK-PG 2653-0216	Type of Sale:	Full Amount on Deed
Contract Date:	07/27/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 180 Subdivision: BATAVIA VILLAGE
City/Muni/Twp: BATAVIA TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,994,500	Median # of Bedrooms	2
Median Lot Size	9,409 SF	Median # of Baths	1
Median Living Area	1,192 SF	Median Year Built	1934
Price Range - 2 Yrs	$100,000 to $419,000	Age Range	62 years to 195 years
Median Value	$210,000	Median Age	91 years

Comparable Sales Data

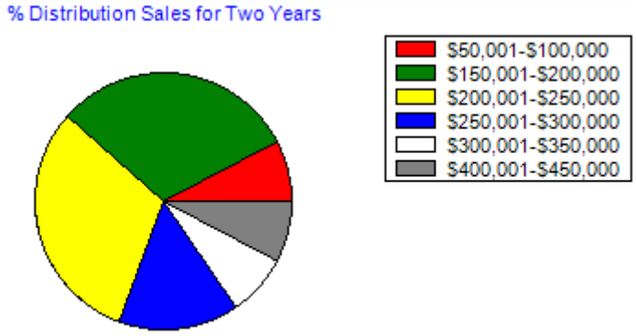
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**161 N MARKET ST** **BATAVIA, OH 45103-2908**	06/20/2025	$224,000	$164	1362	5/2/1	1948	9,409 SF	
		APN: 06-02-03.-156D Document #: 202500012334 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 154-157 Subdivision: BATAVIA VILLAGE MapRef: CAB 15 PG 263 Abbreviated Description: Lot:154-157 Subdivision:BATAVIA VILLAGE Map Ref:CAB 15 PG 263City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA								
2	.21Mi.	**400 KNAUER AVE** **BATAVIA, OH 45103-3102**	06/04/2025	$275,900	$164	1680	6/2/1	1940	10,890 SF	
		APN: 06-02-26.-055 Document #: 202500011011 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA								
3	.11Mi.	**595 WOOD ST** **BATAVIA, OH 45103-3118**	04/24/2025	$185,000	$167	1107	6/3/1	1830	3,180 SF	
		APN: 06-02-04.-213A Document #: 202500007911 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 213 Abbreviated Description: Lot:213 City/Muni/Twp:BATAVIA TOWNSHIP City/Muni/Twp: BATAVIA TOWNSHIP								
4	.21Mi.	**715 KILGORE AVE** **BATAVIA, OH 45103-3155**	04/17/2025	$210,000	$176	1192	5/2/1	1934	5,401 SF	
		APN: 06-02-06.-243A Document #: 202500007384 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 243 Subdivision: VILLAGE OF BATAVIA Abbreviated Description: Lot:243 Subdivision:VILLAGE OF BATAVIA City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA								
5	.06Mi.	**50 S 5TH ST** **BATAVIA, OH 45103-3015**	03/31/2025	$181,000	$165	1095	5/2/1	1924	4,835 SF	
		APN: 06-02-09.-170B Document #: 202500005854 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 170B MapRef: CAB 19 PG 60 Abbreviated Description: Lot:170B Map Ref:CAB 19 PG 60City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA								
6	.31Mi.	**375 CLARK ST** **BATAVIA, OH 45103-2814**	01/28/2025	$209,900	$270	775	4/2/1	1949	8,054 SF	
		APN: 06-02-13B-022 Document #: 202500001513 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: MISSOURI A GREGGS ADDITION MapRef: MB B PG 167 Abbreviated Description: Lot:22 Subdivision:MISSOURI A GREGGS ADDITION Map Ref:MB B PG 167City/Muni/Twp:BATAVIA TOWNSHIP City/Muni/Twp: BATAVIA TOWNSHIP								
7	.25Mi.	**620 OLD STATE ROUTE 32** **BATAVIA, OH 45103-3113**	12/05/2024	$210,000	$205	1024	7/3/1	1840	12,850 SF	
		APN: 06-02-27.-010 Document #: 202400023789 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA								
8	.05Mi.	**85 N 5TH ST** **BATAVIA, OH 45103-3019**	12/05/2024	$195,700	$202	966	4/2/1	1963	4,966 SF	
		APN: 06-02-04.-131A Document #: 202400023762								

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	Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 131 Abbreviated Description: Lot:131 City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									
9	.19Mi.	**284 NORTH ST** **BATAVIA, OH 45103-3036**	12/03/2024	$325,000	$127	2540	7/2/2	1835	10,411 SF	
	APN: 06-02-03.-141A Document #: 202400023556 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Abbreviated Description: Lot:141 City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									
10	.28Mi.	**275 BROADWAY ST** **BATAVIA, OH 45103-2803**	09/30/2024	$419,000	$222	1882	7/3/1	1890	18,414 SF	Yes
	APN: 06-02-13.-011 Document #: 202400018790 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: MapRef: VOL 228 PG 503 Abbreviated Description: Map Ref:VOL 228 PG 503City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									
11	.22Mi.	**90 S MARKET ST** **BATAVIA, OH 45103-2956**	09/20/2024	$100,000	$118	841	5/2/1	1934	4,138 SF	
	APN: 06-02-08.-066C Document #: 202400018172 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Abbreviated Description: Lot:66 City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									
12	.27Mi.	**340 WOODSIDE DR** **BATAVIA, OH 45103-1836**	09/16/2024	$169,000	$111	1512	5/3/1	1959	21,606 SF	
	APN: 06-57-05.-004 Document #: 202400017717 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: THE BROOKWOOD SUBDIVISION MapRef: MB 1 PG 50 Abbreviated Description: Lot:4 Subdivision:THE BROOKWOOD SUBDIVISION Map Ref:MB 1 PG 50City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									
13	.29Mi.	**350 WOODSIDE DR** **BATAVIA, OH 45103-1836**	07/26/2024	$290,000	$201	1442	5/3/1	1963	14,201 SF	
	APN: 06-57-05.-005 Document #: 202400013960 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: BROOKWOOD SUBDIVISION MapRef: MB 1 PG 50 Abbreviated Description: Lot:5 Subdivision:BROOKWOOD SUBDIVISION Map Ref:MB 1 PG 50City/Muni/Twp:BATAVIA City/Muni/Twp: BATAVIA									

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.	**550 E MAIN ST**	**12/30/2022**	$68,500	$23,980	703	6/2/2	1919	5,445 SF	
.01Mi.	**530 E MAIN ST**	**06/03/2024**	$109,100	$38,190	1,250	7/3/1	1924	10,890 SF	
.02Mi.	**590 E MAIN ST**	**04/29/2015**	$109,000	$38,160	1,160	4/2/1	1934	10,890 SF	
.02Mi.	**18 N 5TH ST**	**01/29/2021**	$161,500	$56,530	1,956	9/3/2	1832	10,890 SF	
.03Mi.	**66 N 5TH ST**	**10/06/2022**	$115,400	$40,400	1,374	8/3/1	1928	4,552 SF	
.03Mi.	**565 NORTH ST**	**11/12/2003**	$107,700	$37,700	1,420	5/2/1	1919	10,890 SF	
.04Mi.	**585 NORTH ST**	**12/04/2014**	$134,400	$47,050	2,056	7/4/2	1919	10,890 SF	
.04Mi.	**20 N 6TH ST**	**10/12/2023**	$155,300	$54,360	1,344	6/3/2	2006	3,964 SF	
.04Mi.	**535 NORTH ST**	**11/05/2020**	$79,200	$27,730	1,233	5/3/1	1949	4,552 SF	
.04Mi.	**515 E MAIN ST**	**04/20/2021**	$106,700	$37,350	1,472	6/3/1	1934	6,055 SF	
.04Mi.	**90 N 5TH ST**	**02/08/1999**	$140,500	$49,180	2,424	9/4/1	1915	5,619 SF	
.04Mi.	**539 E MAIN ST**	**03/21/2024**	$152,000	$53,210	2,183	7/1/2	1924	10,890 SF	
.05Mi.	**35 N 5TH ST**	**06/14/2023**	$93,600	$32,760	1,026	5/3/1	1958	3,441 SF	
.05Mi.	**591 E MAIN ST**	**08/02/1984**	$143,900	$50,370	1,004	5/3/2	1988	10,890 SF	
.05Mi.	**45 N 5TH ST**	**10/15/2015**	$118,500	$41,480	1,681	6/4/2	1934	2,831 SF	
.05Mi.	**630 E MAIN ST**	**01/19/2023**	$92,600	$32,420	994	7/3/2	1949	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

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Demographics & Income

Median Age:	38.7 years old	Households:	14,420
Median Household Income:	$71,658	Households w/Family:	66%
Household Income Per Capita:	$36,107	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Batavia Local School District	Students:	2,284
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.56Mi.	**Batavia Middle School** Number of Students: 556 Student-Teacher Ratio: 18.11	B	Public	6 - 8
2.46Mi.	**Batavia High School** Number of Students: 621 Student-Teacher Ratio: 22.18 Advanced Placement: Yes	C-	Public	9 - 12
2.62Mi.	**Batavia Elementary School** Number of Students: 1,107 Student-Teacher Ratio: 18.45	B-	Public	PK - 5

Flood Report

The Subject Property of **550 E MAIN ST, BATAVIA, OH 45103-3104** 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	109%	SIMILAR
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	129%	HIGHER
MURDER	123%	HIGHER
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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