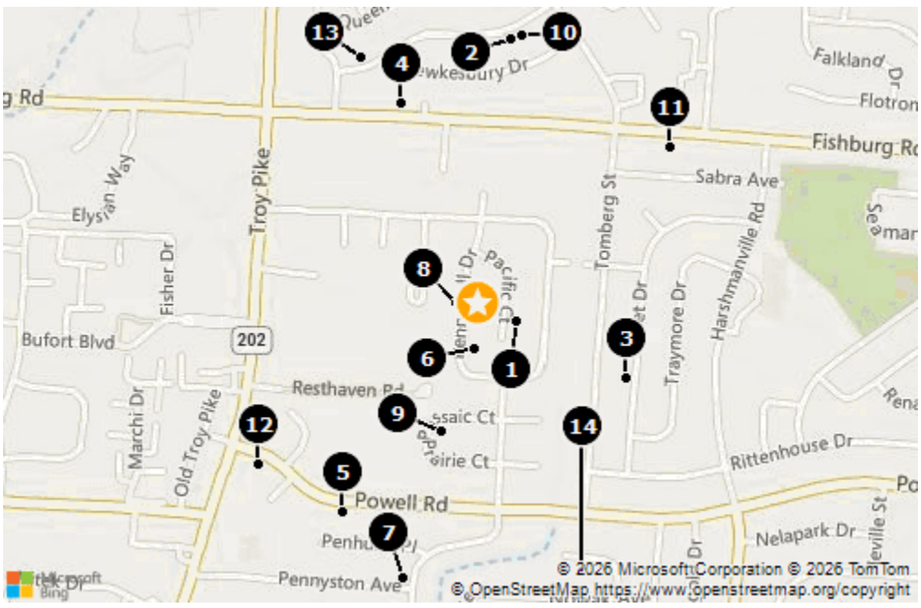
ICE SiteX Report

OrderID: 98677896

SiteX Property Information Report



Subject Property Location

5764 PENNYWELL DR, DAYTON, OH 45424-5432

County:	**MONTGOMERY OH**	Census Tract:	391131003.012001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	P70 00102 0016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$211,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$183,570 - $238,430	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	P70
Assd Land Value:	$10,010	Market Land Value:	$28,600	Tax Year:	2023
Assd Improvement:	$33,710	Market Improvment Value:	$96,320	Total Taxable Value:	$2,256
Total Assessed Value:	$43,720	Total Assessor Market Value:	$124,920	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 3 District: P70 Subdivision: HUBER Map Ref: MAP 1
Abbreviated Description: 9958 H C HUBER 32 SEC 3
City/Muni/Twp: HUBER HEIGHTS

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1080 SF	Baths:	2	Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	N/A
Document #:	2026-00019268 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/24/2026		
Document Type:			

Legal Description:
Lot: 4958 Section: 3 Map Ref: MB 72 PG 4
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	N/A
Document #:	2026-00019267 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/24/2026		
Document Type:			

Legal Description:
Lot: 9958 Section: 3 Map Ref: MB 72 PG 9
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	$139,900
Document #:	2026-00009252 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	11/21/2025	Loan Amount:	N/A
Document #:	2025-00066165 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2045	Type Finance:	

Legal Description:
Lot: 9961 Section: 3 Subdivision: HERBERT C HUBER PLAT 32

Prior Transfer

Recording Date:	01/27/2021	Sales Price:	$139,900
Document #:	2021-00006492 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/16/2020		
Document Type:			

Legal Description:
Lot: 9958 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32 Map Ref: MB 72 PG 9
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	01/26/2021	Sales Price:	$139,900
Document #:	202100006492 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Section: 3 District: P70 Subdivision: HUBER Map Ref: MAP 1
Abbreviated Description: 9958 H C HUBER 32 SEC 3
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	01/12/2021	Sales Price:	N/A
Document #:	2021-00002711 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2020	Sales Price:	N/A
Document #:	2020-00058087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/24/2020	Loan Amount:	N/A
Document #:	2020-00057049 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9958 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32
City/Muni/Twp: HUBER HEIGHTS

Mortgage Record

Recording Date:	09/24/2020	Loan Amount:	N/A
Document #:	2020-00057048 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9958 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	09/24/2020	Sales Price:	$80,000
Document #:	2020-00057047 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/12/2020		
Document Type:			

Legal Description:
Lot: 9958 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32 Map Ref: MB 72 PG 9
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	09/18/2020	Sales Price:	$80,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/17/2020	Loan Amount:	N/A
Document #:	2020-00055089 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9958 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32
City/Muni/Twp: HUBER HEIGHTS

Mortgage Record

Recording Date:	12/11/2018	Loan Amount:	N/A
Document #:	2018-00071794 BK-PG -	Loan Type:	Commercial
TD Due Date:	11/22/2038	Type Finance:	

Legal Description:
Lot: 9958 Section: 3 Subdivision: HEBERT C HUBER PLAT NO 32
City/Muni/Twp: HUBER HEIGHTS

Mortgage Record

Recording Date:	07/02/2004	Loan Amount:	N/A
Document #:	04-077745 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

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Legal Description:
Lot: 9958 Subdivision: HERBERT C HUBER PLAT #32
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	08/05/2002	Sales Price:	$85,900
Document #:	02-093351 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/30/2002		
Document Type:			

Legal Description:
Lot: 9958 District: P70 Subdivision: SECTION 3 HERBERT C HUBER PLAT #32 Map Ref: MAP 1
Abbreviated Description: 9958 H C HUBER 32 SEC 3
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	02/09/1999	Sales Price:	$77,500
Document #:	BK-PG 99-0075-D10	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/09/1999		
Document Type:			

Legal Description:
Lot: 9958 District: P70 Subdivision: HERBERT C HUBER PLAT #32 SECTION THREE Map Ref: MAP 1
Abbreviated Description: 9958 H C HUBER 32 SEC 3
City/Muni/Twp: HUBER HEIGHTS

Prior Transfer

Recording Date:	04/04/1994	Sales Price:	N/A
Document #:	0006434 BK-PG 0000940201-0000000D02	Type of Sale:	Price Unconfirmed
Contract Date:	03/30/1994		
Document Type:			

Legal Description:
Lot: 9958 Subdivision: HERBERT C HUBER PLAT NO 32 SECTION 3 Map Ref: MB 72 PG 80
City/Muni/Twp: HUBER HEIGHTS

Area Sales Analysis

Total Area Sales	$2,672,100	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,301 SF	Median Year Built	1967
Price Range - 2 Yrs	$60,700 to $280,000	Age Range	57 years to 68 years
Median Value	$204,900	Median Age	59 years

Comparable Sales Data

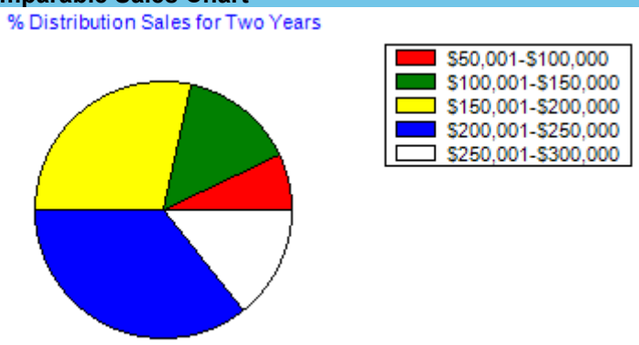
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**4843 PACIFIC CT** **DAYTON, OH 45424-5427**	09/11/2026	$199,900	$153	1300	6/3/1	1968	SF	
		APN: P70 00102 0025 Document #: 2026-00054749 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10389 Block: 3A Section: 32 Subdivision: HERBERT C HUBER PLAT MapRef: MB 78 PG 45 Abbreviated Description: Lot:10389 Block:3A Section:32 Subdivision:HERBERT C HUBER PLAT Map Ref:MB 78 PG 45City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
2	.33Mi.	**5074 TILBURY RD** **DAYTON, OH 45424-3757**	08/21/2026	$221,200	$212	1040	7/4/2	1961	SF	
		APN: P70 01516 0032 Document #: 2026-00050414 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6699 Section: 2 Subdivision: HERBERT C HUBER PLAT NO 39 MapRef: MB 61 PG 62 Abbreviated Description: Lot:6699 Section:2 Subdivision:HERBERT C HUBER PLAT NO 39 Map Ref:MB 61 PG 62City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
3	.2Mi.	**5705 TIBET DR** **DAYTON, OH 45424-5322**	08/21/2026	$209,900	$149	1404	6/3/2	1958	SF	
		APN: P70 01007 0023 Document #: 2026-00050365 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4496 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 30 MapRef: MB RR PG 34&35 Abbreviated Description: Lot:4496 Section:3 Subdivision:HERBERT C HUBER PLAT NO 30 Map Ref:MB RR PG 34&35City/Muni/Twp:WAYNE City/Muni/Twp: WAYNE								
4	.27Mi.	**4787 FISHBURG RD** **DAYTON, OH 45424-5440**	06/05/2026	$186,000	$117	1579	6/4/2	1961	SF	
		APN: P70 01517 0003 Document #: 2026-00033327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6649 Section: 2 Subdivision: HERBERT C HUBER PLAT NO 39 MapRef: MB 61 PG 62 Abbreviated Description: Lot:6649 Section:2 Subdivision:HERBERT C HUBER PLAT NO 39 Map Ref:MB 61 PG 62City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
5	.31Mi.	**4554 POWELL RD** **DAYTON, OH 45424-5859**	06/02/2026	$122,500	$113	1080	5/3/2	1967	SF	
		APN: P70 01911 0013 Document #: 2026-00032397 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8334 Block: 32 Subdivision: HERBERT C HUBER PLAT MapRef: MB 68 PG 72 Abbreviated Description: Lot:8334 Block:32 Subdivision:HERBERT C HUBER PLAT Map Ref:MB 68 PG 72City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
6	.06Mi.	**5740 PENNYWELL DR** **DAYTON, OH 45424-5432**	05/29/2026	$233,000	$179	1300	5/3/2	1968	SF	
		APN: P70 00102 0012 Document #: 2026-00031758 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9954 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32 MapRef: MB 72 PG 9 Abbreviated Description: Lot:9954 Section:3 Subdivision:HERBERT C HUBER PLAT NO 32 Map Ref:MB 72 PG 9City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
7	.35Mi.	**4581 PENNYSTON AVE** **DAYTON, OH 45424-5829**	05/21/2026	$256,000	$162	1579	6/4/2	1969	SF	
		APN: P70 01502 0017 Document #: 2026-00030350 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10418 Section: 2E Subdivision: HERBERT C HUBER MapRef: MB 79 PG 78&79 Abbreviated Description: Lot:10418 Section:2E Subdivision:HERBERT C HUBER Map Ref:MB 79 PG 78&79City/Muni/Twp:FLUBER HEIGHTS City/Muni/Twp: FLUBER HEIGHTS								

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8	.03Mi.	**5765 PENNYWELL DR** **DAYTON, OH 45424-5431**	05/06/2026	$60,700	$56	1080	5/3/2	1968	SF
	APN: P70 00102 0030 Document #: 2026-00027233 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9985 Section: 3 Subdivision: HERBERT C HUBER PLAT NO 32 MapRef: MB 72 PG 80 Abbreviated Description: Lot:9985 Section:3 Subdivision:HERBERT C HUBER PLAT NO 32 Map Ref:MB 72 PG 80City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
9	.17Mi.	**4612 PASSAIC CT** **DAYTON, OH 45424-5415**	04/23/2026	$280,000	$177	1579	7/4/2	1967	SF
	APN: P70 00103 0023 Document #: 2026-00024747 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10018 Subdivision: HERBERT C HUBER PLAT NO 32 SECTION THREE MapRef: MB 72 PG 9 Abbreviated Description: Lot:10018 Subdivision:HERBERT C HUBER PLAT NO 32 SECTION THREE Map Ref:MB 72 PG 9City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
10	.34Mi.	**5080 TILBURY RD** **DAYTON, OH 45424-3757**	04/15/2026	$211,000	$162	1301	6/3/2	1961	SF
	APN: P70 01516 0033 Document #: 2026-00022814 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6700 Section: 2 Subdivision: HERBERT C HUBER PLAT THIRTY NINE 39 MapRef: MB 61 PG 62 Abbreviated Description: Lot:6700 Section:2 Subdivision:HERBERT C HUBER PLAT THIRTY NINE 39 Map Ref:MB 61 PG 62City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
11	.31Mi.	**4972 FISHBURG RD** **DAYTON, OH 45424-5307**	04/01/2026	$187,000	$173	1080	5/3/2	1958	SF
	APN: P70 01008 0057 Document #: 2026-00019866 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4574 Section: 3 Subdivision: HERBERT C HUBER PLAT NUMBER 30 MapRef: MB RR PG 34-35 Abbreviated Description: Lot:4574 Section:3 Subdivision:HERBERT C HUBER PLAT NUMBER 30 Map Ref:MB RR PG 34-35City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
12	.34Mi.	**4506 POWELL RD** **DAYTON, OH 45424-5841**	03/06/2026	$159,900	$148	1080	5/3/2	1967	SF
	APN: P70 01911 0028 Document #: 2026-00013990 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9914 Section: 2-B Subdivision: HERBERT C HUBER PLAT NO 32 MapRef: MB 69 PG 14 Abbreviated Description: Lot:9914 Section:2-B Subdivision:HERBERT C HUBER PLAT NO 32 Map Ref:MB 69 PG 14City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								
13	.34Mi.	**4975 TILBURY RD** **DAYTON, OH 45424-3754**	03/02/2026	$110,000	$65	1689	8/4/1	1961	SF
	APN: P70 01517 0030 Document #: 2026-00012813 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6728 Subdivision: HERBERT C HUBER PLAT NO 39 SECTION TWO 2 MapRef: MB 61 PG 62 Abbreviated Description: Lot:6728 Subdivision:HERBERT C HUBER PLAT NO 39 SECTION TWO 2 Map Ref:MB 61 PG 62City/Muni/Twp:HUBER City/Muni/Twp: HUBER								
14	.36Mi.	**5433 PENTLAND CIR** **DAYTON, OH 45424-5822**	02/23/2026	$235,000	$110	2122	8/4/2	1967	SF
	APN: P70 01503 0034 Document #: 2026-00010654 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5061 Subdivision: HERBERT C HUBER PLAT NO 32 MapRef: MB XX PG 78&79 Abbreviated Description: Lot:5061 Subdivision:HERBERT C HUBER PLAT NO 32 Map Ref:MB XX PG 78&79City/Muni/Twp:HUBER HEIGHTS City/Muni/Twp: HUBER HEIGHTS								

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.

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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.	**5764 PENNYWELL DR**	**01/26/2021**	$124,920	$43,720	1,080	5/3/2	1968		
.01Mi.	**5770 PENNYWELL DR**	**02/18/1997**	$152,930	$53,530	1,483	6/3/2	1968		
.01Mi.	**5758 PENNYWELL DR**		$154,300	$54,010	1,430	5/3/2	1968		
.02Mi.	**4832 PACIFIC CT**		$191,240	$66,930	2,122	8/4/2	1968		
.02Mi.	**4838 PACIFIC CT**	**12/11/2020**	$155,420	$54,400	1,483	6/3/2	1968		
.03Mi.	**4826 PACIFIC CT**		$129,420	$45,300	1,080	5/3/2	1968		
.03Mi.	**5776 PENNYWELL DR**	**03/17/2021**	$156,340	$54,720	1,483	7/3/2	1968		
.03Mi.	**5752 PENNYWELL DR**	**08/22/2025**	$122,050	$42,720	1,080	5/3/1	1968		
.03Mi.	**5765 PENNYWELL DR**	**11/26/2002**	$121,370	$42,480	1,080	5/3/2	1968		
.03Mi.	**5771 PENNYWELL DR**	**04/16/2015**	$156,320	$54,710	1,579	7/4/2	1968		
.03Mi.	**4844 PACIFIC CT**		$161,320	$56,460	1,420	6/3/2	1968		
.03Mi.	**5759 PENNYWELL DR**	**07/26/2024**	$149,540	$52,340	1,300	6/3/2	1968		
.04Mi.	**5777 PENNYWELL DR**	**02/09/2021**	$162,360	$56,830	1,579	7/4/2	1967		
.04Mi.	**4814 PACIFIC CT**	**12/23/2016**	$200,580	$70,200	2,122	8/4/2	1968		
.04Mi.	**5753 PENNYWELL DR**	**05/07/2024**	$119,480	$41,820	1,080	5/3/2	1968		
.04Mi.	**5784 PENNYWELL DR**	**11/20/2025**	$157,440	$55,100	1,420	7/3/2	1967		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	38.3 years old	Households:	20,017
Median Household Income:	$80,551	Households w/Family:	63%
Household Income Per Capita:	$38,247	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Huber Heights City School District	Students:	5,815
Number of Schools:	9	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Weisenborn Junior High School** Number of Students: 845 Student-Teacher Ratio: 18.44	D+	Public	7 - 8
0.38Mi.	**Wright Brothers Elementary School** Number of Students: 659 Student-Teacher Ratio: 18.03	C-	Public	KG - 6
0.67Mi.	**Wayne High School** Number of Students: 1,772 Student-Teacher Ratio: 19.5 Advanced Placement: Yes	D+	Public	9 - 12
1.09Mi.	**Studebaker Preschool** Number of Students: 181 Student-Teacher Ratio: 22.63	NA	Public	PK - PK

Flood Report

The Subject Property of **5764 PENNYWELL DR, DAYTON, OH 45424-5432** 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	89%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	87%	LOWER
OVERALL	67%	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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