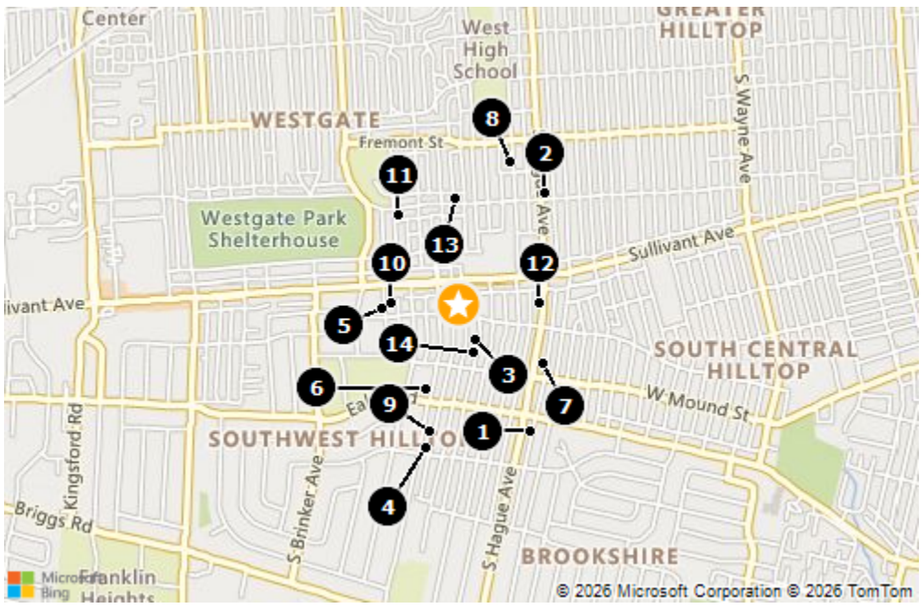
ICE SiteX Report

OrderID: 96839044

SiteX Property Information Report



Subject Property Location

581 S ROYS AVE, COLUMBUS, OH 43204-2400

County:	**FRANKLIN OH**	Census Tract:	390490048.102003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	010-069029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$142,000 - $258,000	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	10
Assd Land Value:	$16,450	Market Land Value:	$47,000	Tax Year:	2024
Assd Improvement:	$51,560	Market Improvment Value:	$147,300	Total Taxable Value:	$3,062
Total Assessed Value:	$68,010	Total Assessor Market Value:	$194,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS
Abbreviated Description: SO ROYS AVE WILSHIRE HTS LOT 10 BLK 27
City/Muni/Twp: COLUMBUS CITY

Property Characteristics

Lot Size:	5,545 SF	Bedrooms:	3	Pool:	
Building Area:	1243 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Yes
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Central
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/21/2025	Sales Price:	N/A
Document #:	202507210076330 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2024	Sales Price:	$230,000
Document #:	2798 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS
Abbreviated Description: SO ROYS AVE WILSHIRE HTS LOT 10 BLK 27
City/Muni/Twp: COLUMBUS CITY

Prior Transfer

Recording Date:	02/26/2024	Sales Price:	$230,000
Document #:	202402260019289 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/22/2024		
Document Type:			

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS ADDITION Map Ref: MB 15 PG 32&33
City/Muni/Twp: COLUMBUS

ICE SiteX Report

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Prior Transfer

Recording Date:	10/04/2023	Sales Price:	$25,000
Document #:	202310040104015 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	$122,705
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	$122,800
Document #:	202309060091695 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/22/2023		
Document Type:			

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS ADDITION Map Ref: MB 15 PG 32
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	01/23/2018	Sales Price:	N/A
Document #:	201801230009078 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/27/2007	Loan Amount:	N/A
Document #:	200711270203382 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/26/2047	Type Finance:	

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS ADDITION
City/Muni/Twp: COLUMBUS

Mortgage Record

Recording Date:	08/27/2003	Loan Amount:	N/A
Document #:	200308270272000 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2018	Type Finance:	

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS ADDITION
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	07/02/1998	Sales Price:	$69,500
Document #:	199807020165731 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/26/1998		
Document Type:			

Legal Description:
Subdivision: WILSHIRE HEIGHTS ADDITION
Abbreviated Description: SO ROYS AVE WILSHIRE HTS LOT 10 BLK 27
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	09/23/1997	Sales Price:	N/A
Document #:	199709230099068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/21/1997		
Document Type:			

Legal Description:
Lot: 10 Block: 27 Subdivision: WILSHIRE HEIGHTS ADDITION Map Ref: MB15 PG32&33
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	07/11/1997	Sales Price:	N/A
Document #:	199707110045646 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/03/1997		
Document Type:			

Legal Description:
Subdivision: WILSHIRE HEIGHTS ADDITION
Abbreviated Description: SO ROYS AVE WILSHIRE HTS LOT 10 BLK 27
City/Muni/Twp: COLUMBUS

Area Sales Analysis

Total Area Sales	$2,712,900	Median # of Bedrooms	3
Median Lot Size	4,879 SF	Median # of Baths	1
Median Living Area	1,312 SF	Median Year Built	1941
Price Range - 2 Yrs	$50,000 to $324,000	Age Range	73 years to 98 years
Median Value	$197,500	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**808 S HAGUE AVE COLUMBUS, OH 43204-2304**	02/27/2026	$180,000	$103	1744	6/3/1	1947	4,732 SF	

APN: 010-068553 Document #: 202602270022626
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 96839044

Legal: Lot: 26 Block: 10 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32 Abbreviated Description: Lot:26 Block:10 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

2	.36Mi.	**396 S HAGUE AVE** **COLUMBUS, OH 43204-3006**	02/05/2026	$83,000	$108	768	5/2/1	1953	3,714 SF

APN: 010-039629 Document #: 202602050013649
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 805 Subdivision: WICKLOW ADDITION EXTENSION MapRef: MB 7 PG 65 Abbreviated Description: Lot:805 Subdivision:WICKLOW ADDITION EXTENSION Map Ref:MB 7 PG 65City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

3	.09Mi.	**642 S ROYS AVE** **COLUMBUS, OH 43204-2447**	02/05/2026	$310,000	$147	2103	6/4/2	1930	5,570 SF

APN: 010-068992 Document #: 202602050013851
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32 Abbreviated Description: Lot:25 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

4	.37Mi.	**828 BINNS BLVD** **COLUMBUS, OH 43204-2347**	01/07/2026	$225,000	$191	1175	6/4/1	1950	4,872 SF

APN: 010-069107 Document #: 202601070002925
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 30 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32-33 Abbreviated Description: Lot:18 Block:30 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32-33City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

5	.2Mi.	**581 CRESCENT RD** **COLUMBUS, OH 43204-2434**	12/30/2025	$169,900	$137	1232	6/3/1	1940	6,446 SF

APN: 010-069284 Document #: 202512300149090
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 40 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32&33 Abbreviated Description: Lot:7 Block:40 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32&33City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

6	.22Mi.	**725 BINNS BLVD** **COLUMBUS, OH 43204-2345**	12/29/2025	$231,100	$173	1334	6/3/1	1952	5,601 SF

APN: 010-069192 Document #: 202512290148111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 34 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32 Abbreviated Description: Lot:8 Block:34 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

7	.25Mi.	**690 S HAGUE AVE** **COLUMBUS, OH 43204-2405**	12/23/2025	$195,000	$168	1156	5/2/1	1935	4,640 SF

APN: 010-068466 Document #: 202512230147375
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 6 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32&33 Abbreviated Description: Lot:20 Block:6 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32&33City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

8	.37Mi.	**339 S POWELL AVE** **COLUMBUS, OH 43204-3039**	12/10/2025	$164,900	$107	1540	6/2/2	1928	4,428 SF

APN: 010-064047 Document #: 202512100141976
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 279 Subdivision: FRANK E POWELLS CAMP CHASE HEIGHTS ADDITION MapRef: MB 7 PG 104 Abbreviated Description: Lot:279 Subdivision:FRANK E POWELLS CAMP CHASE HEIGHTS ADDITION Map Ref:MB 7 PG 104City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

9	.32Mi.	**796 BINNS BLVD** **COLUMBUS, OH 43204-2347**	11/25/2025	$200,000	$154	1291	5/2/1	1951	4,885 SF

APN: 010-069112 Document #: 202511250136197
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: 30 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32&33 Abbreviated Description: Lot:24 Block:30 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32&33

10	.16Mi.	**570 CRESCENT RD** **COLUMBUS, OH 43204-2433**	11/24/2025	$155,000	$124	1243	6/3/1	1942	6,027 SF

APN: 010-069253 Document #: 202511240135440
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 37 Subdivision: WILSHIRE HEIGHTS MapRef: MB 15 PG 32&33 Abbreviated Description: Lot:18 Block:37 Subdivision:WILSHIRE HEIGHTS Map Ref:MB 15 PG 32&33City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

11	.26Mi.	**3033 WICKLOW RD** **COLUMBUS, OH 43204-2555**	11/06/2025	$200,000	$183	1092	5/3/2	1946	4,801 SF

APN: 010-077075 Document #: 202511060126772
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 28 Subdivision: HEED AND HOLTONS BROADVIEW EXTENSION ADDITION MapRef: MB 16 PG 69 Abbreviated Description: Lot:1 Block:28 Subdivision:HEED AND HOLTONS BROADVIEW EXTENSION ADDITION Map Ref:MB 16 PG 69City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

12	.19Mi.	**589 S HAGUE AVE** **COLUMBUS, OH 43204-2401**	10/30/2025	$50,000	$37	1332	6/3/1	1929	5,057 SF

APN: 010-068721 Document #: 202510300123893
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 16 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32 Abbreviated Description: Lot:11 Block:16 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

13	.26Mi.	**2930 WICKLOW RD** **COLUMBUS, OH 43204-2553**	10/27/2025	$324,000	$165	1956	7/4/1	1929	5,069 SF

APN: 010-076982 Document #: 202510270121750
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 23 Subdivision: HEED AND HOLTONS BROADVIEW EXTENSION MapRef: MB 16 PG 69 Abbreviated Description: Lot:21 Block:23 Subdivision:HEED AND HOLTONS BROADVIEW EXTENSION Map Ref:MB 16 PG 69City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

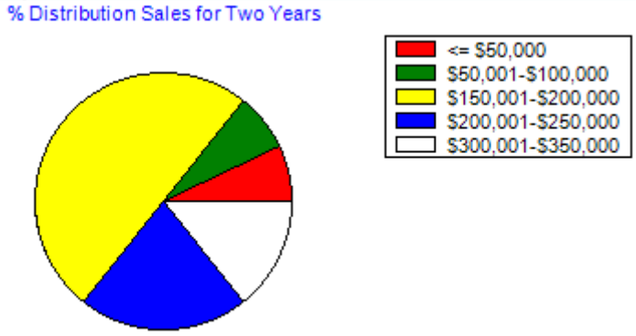
14	.12Mi.	**662 S ROYS AVE** **COLUMBUS, OH 43204-2447**	10/23/2025	$225,000	$154	1456	6/3/1	1929	4,592 SF

APN: 010-068988 Document #: 202510230120393
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 25 Subdivision: WILSHIRE HEIGHTS ADDITION MapRef: MB 15 PG 32&33 Abbreviated Description: Lot:21 Block:25 Subdivision:WILSHIRE HEIGHTS ADDITION Map Ref:MB 15 PG 32&33City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

ICE SiteX Report

OrderID: 96839044

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.	**581 S ROYS AVE**	**02/26/2024**	$194,300	$68,010	1,243	5/3/1	1940	5,545 SF	
.01Mi.	**575 S ROYS AVE**	**12/06/2024**	$208,300	$72,910	1,512	7/3/1	1930	5,544 SF	
.01Mi.	**587 S ROYS AVE**	**06/11/2019**	$184,400	$64,540	1,248	6/3/1	1930	5,679 SF	
.02Mi.	**591 S ROYS AVE**	**06/23/1988**	$232,400	$81,340	1,635	6/3/1	1930	5,555 SF	
.02Mi.	**597 S ROYS AVE**	**06/01/2020**	$229,000	$80,160	1,667	6/3/1	1933	6,374 SF	
.03Mi.	**582 BINNS BLVD**	**02/06/2024**	$208,400	$72,940	1,370	6/3/1	1932	5,448 SF	
.03Mi.	**586 BINNS BLVD**	**05/19/2023**	$195,800	$68,530	1,250	6/3/1	1932	5,792 SF	
.03Mi.	**576 BINNS BLVD**	**07/19/2022**	$182,500	$63,880	1,248	6/3/1	1930	5,572 SF	
.03Mi.	**592 BINNS BLVD**	**12/15/2021**	$216,500	$75,780	1,649	6/3/1	1939	7,552 SF	
.03Mi.	**572 BINNS BLVD**	**11/27/1996**	$216,900	$75,920	1,248	6/3/1	1930	5,711 SF	
.04Mi.	**582 S ROYS AVE**	**10/06/2020**	$233,900	$81,870	1,400	6/3/1	1928	5,591 SF	
.04Mi.	**586 S ROYS AVE**	**07/20/2015**	$246,300	$86,210	1,568	6/3/1	1928	5,660 SF	
.04Mi.	**576 S ROYS AVE**	**09/04/2024**	$190,600	$66,710	1,352	6/3/1	1928	5,556 SF	
.04Mi.	**592 S ROYS AVE**	**07/02/1996**	$172,200	$60,270	984	5/2/1	1923	5,499 SF	
.04Mi.	**611 S ROYS AVE**	**06/25/2008**	$230,000	$80,500	1,695	7/3/1	1929	7,549 SF	
.04Mi.	**598 S ROYS AVE**	**04/15/2021**	$215,700	$75,500	1,536	6/3/1	1936	5,575 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	35.2 years old	Households:	17,658
Median Household Income:	$64,043	Households w/Family:	56%
Household Income Per Capita:	$32,842	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Columbus City School District	Students:	46,657
Number of Schools:	116	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Briggs High School** Number of Students: 998 Student-Teacher Ratio: 19.19	D+	Public	9 - 12
1.25Mi.	**Wedgewood Middle School** Number of Students: 565 Student-Teacher Ratio: 15.69	D+	Public	6 - 8
0.73Mi.	**Binns Elementary School** Number of Students: 340 Student-Teacher Ratio: 21.25	C+	Public	KG - 5

ICE SiteX Report

OrderID: 96839044

Flood Report

The Subject Property of **581 S ROYS AVE, COLUMBUS, OH 43204-2400** 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	121%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	111%	HIGHER
OVERALL	128%	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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