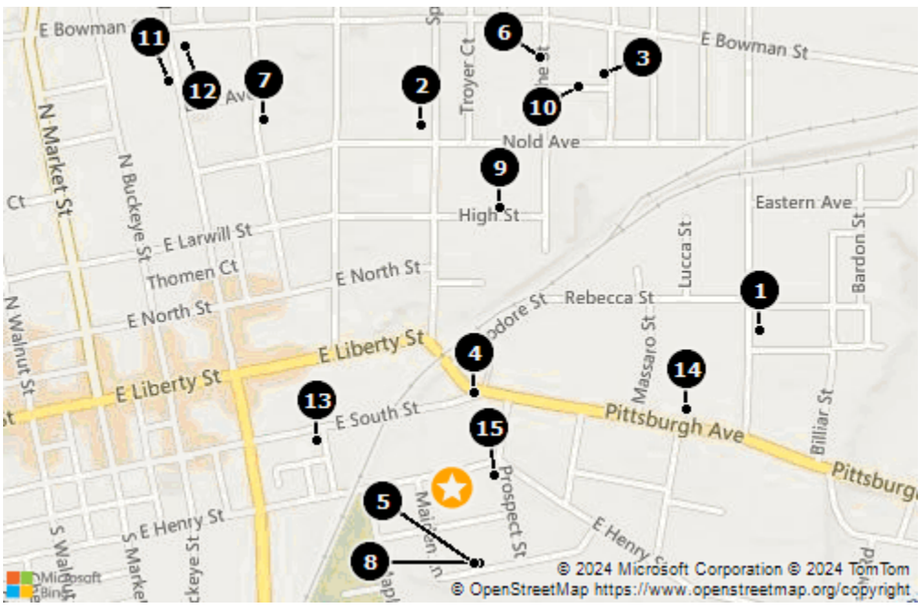
SiteX™ Report

OrderID: 92818979

SiteX Property Information Report



Subject Property Location

619 E HENRY ST, WOOSTER, OH 44691-4219

County:	**WAYNE OH**	Census Tract:	391690005.003022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	65-01362-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$150,000**	FSD:	18
Value Range:	$123,000 - $177,000	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	65
Assd Land Value:	$4,820	Market Land Value:	$13,760	Tax Year:	2023
Assd Improvement:	$37,560	Market Improvment Value:	$107,310	Total Taxable Value:	$1,760
Total Assessed Value:	$42,380	Total Assessor Market Value:	$121,070	Delinquent Year:	
				Tax Account ID:	3928-6
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1025 District: 64
Abbreviated Description: LOT 1025 40' MP 26 CD 1604
City/Muni/Twp: WOOSTER CITY

Property Characteristics

Lot Size:	5,201 SF	Bedrooms:	3	Pool:	
Building Area:	1466 SF	Baths:	1	Fireplace:	
Year Built:	1899	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2024	Sales Price:	$103,378
Document #:	202400006745 BK-PG 948-4002	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2022	Sales Price:	$127,000
Document #:	4456 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1025 District: 64
Abbreviated Description: LOT 1025 40' MP 26 CD 1604
City/Muni/Twp: WOOSTER CITY

Prior Transfer

Recording Date:	12/08/2022	Sales Price:	$127,000
Document #:	202200014032 BK-PG 948-4000	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/07/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1025 Map Ref: VOL 1 PG 142
City/Muni/Twp: WOOSTER

Prior Transfer

Recording Date:	02/08/2019	Sales Price:	$38,589
Document #:	201900001286 BK-PG 624-2129	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2009	Loan Amount:	N/A
Document #:	200900000137 BK-PG 624-2129	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1025
City/Muni/Twp: WOOSTER

Prior Transfer

Recording Date:	07/06/2001	Sales Price:	$58,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/06/2001		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 1025 40' MP 26 CD 1604 WOOSTER SD

Prior Transfer

Recording Date:	06/03/1997	Sales Price:	$37,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/03/1997		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 1025 WOOSTER SD

Area Sales Analysis

Total Area Sales	$1,752,200	Median # of Bedrooms	3
Median Lot Size	5,850 SF	Median # of Baths	1
Median Living Area	1,365 SF	Median Year Built	1920
Price Range - 2 Yrs	$40,000 to $190,500	Age Range	17 years to 154 years
Median Value	$92,500	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**213 PALMER ST** **WOOSTER, OH 44691-4263**	09/26/2024	$60,000	$47	1260	/2/1	1915	8,599 SF	
		APN: 65-00457-000 Document #: 202400009113 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1696 Subdivision: JACOB PALMERS AND AGNES BARDONS ADDITION MapRef: VOL 2 PG 206 Abbreviated Description: Subdivision:JACOB PALMERS AND AGNES BARDONS ADDITION Map Ref:VOL 2 PG 206Abbreviated Description:PORTION LOT1696 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
2	.45Mi.	**412 SPINK ST** **WOOSTER, OH 44691-3658**	08/08/2024	$177,500	$117	1516	/3/1	1910	4,800 SF	
		APN: 65-00717-000 Document #: 202400007308 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8349 MapRef: VOL 23 PG 324 Abbreviated Description: Lot:8349 Map Ref:VOL 23 PG 324City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
3	.54Mi.	**510 LINCOLN ST** **WOOSTER, OH 44691-3625**	07/18/2024	$130,000	$160	810	/2/1	1920	2,500 SF	
		APN: 65-00995-000 Document #: 202400006581 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1178 Subdivision: NOLD AND GASHEYS ADDITION MapRef: VOL 1 PG 145 Abbreviated Description: Subdivision:NOLD AND GASHEYS ADDITION Map Ref:VOL 1 PG 145Abbreviated Description:PORTION LOT1178 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
4	.41Mi.	**637 NOLD AVE** **WOOSTER, OH 44691-3633**	07/02/2024	$130,000	$95	1365	/3/1		3,759 SF	
		APN: 65-00165-000 Document #: 202400006044 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 723 Subdivision: MRS NANCY C SPINKS ADDITION MapRef: VOL 1870 PG 26 Abbreviated Description: Subdivision:MRS NANCY C SPINKS ADDITION Map Ref:VOL 1870 PG 26Abbreviated Description:PORTION LOT723 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
5	.09Mi.	**630 CALLOWHILL ST** **WOOSTER, OH 44691-4202**	07/02/2024	$87,000	$74	1168	/2/1	1920	5,201 SF	
		APN: 65-01228-000 Document #: 202400006019 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1087 Subdivision: E QUINBY JR ADDITION MapRef: VOL 1 PG 142 Abbreviated Description: Lot:1087 Subdivision:E QUINBY JR ADDITION Map Ref:VOL 1 PG 142City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
6	.53Mi.	**524 GASCHE ST** **WOOSTER, OH 44691-3615**	05/29/2024	$78,000	$59	1312	/3/1	1920	5,998 SF	
		APN: 65-01149-000 Document #: 202400004869 Document Type: Administrator's deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1558 Subdivision: WOOSTER RENUMBERING MapRef: VOL 1870 PG 27 Abbreviated Description: Lot:1558 Subdivision:WOOSTER RENUMBERING Map Ref:VOL 1870 PG 27City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER								
7	.5Mi.	**431 COLLEGE AVE** **WOOSTER, OH 44691-3545**	05/08/2024	$165,200	$122	1352	/3/1	1929	5,741 SF	
		APN: 64-00701-000 Document #: 202400004187 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2557 Subdivision: COLLEGE AVENUE SUBDIVISION MapRef: VOL 2 PG 411 Abbreviated Description: Lot:2557 Subdivision:COLLEGE AVENUE SUBDIVISION Map Ref:VOL 2 PG 411								
8	.09Mi.	**636 CALLOWHILL ST** **WOOSTER, OH 44691-4202**	05/06/2024	$86,500	$92	936	/3/1	1890	5,201 SF	

APN: 65-00197-000 Document #: 202400004067
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1086 Subdivision: THE E QUINBY JR ADDITION MapRef: VOL 2 PG 350 Abbreviated Description: Lot:1086 Subdivision:THE E QUINBY JR ADDITION Map Ref:VOL 2 PG 350City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

9	.36Mi.	**648 HIGH ST** **WOOSTER, OH 44691-3619**	03/28/2024	$185,000	$86	2146	/4/2		12,001 SF

APN: 65-00690-000 Document #: 202400002736
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 713 Subdivision: MRS NANCY C SPINKS EAST ADDITION MapRef: VOL 1870 PG 26 Abbreviated Description: Lot:713 Subdivision:MRS NANCY C SPINKS EAST ADDITION Map Ref:VOL 1870 PG 26City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

10	.47Mi.	**832 NOLD AVE** **WOOSTER, OH 44691-3639**	03/07/2024	$92,500	$95	966	/3/1	2007	7,501 SF

APN: 65-00073-000 Document #: 202400002041
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1188 Subdivision: NOLD AND GASCHE ADDITION MapRef: VOL 1 PG 145 Abbreviated Description: Lot:1188 Subdivision:NOLD AND GASCHE ADDITION Map Ref:VOL 1 PG 145City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

11	.61Mi.	**524 N BEVER ST** **WOOSTER, OH 44691-3532**	03/01/2024	$90,000	$49	1836	/4/2	1870	8,999 SF

APN: 64-01885-000 Document #: 202400001870
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1619 Abbreviated Description: Abbreviated Description:PORTION LOT1619 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

12	.63Mi.	**553 N BEVER ST** **WOOSTER, OH 44691-3531**	01/03/2024	$190,500	$118	1606	/4/2	1910	6,499 SF

APN: 64-01474-000 Document #: 202400000063
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1002 MapRef: VOL 1870 PG 22 Abbreviated Description: Map Ref:VOL 1870 PG 22Abbreviated Description:PORTION LOT1002 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

13	.17Mi.	**403 E SOUTH ST** **WOOSTER, OH 44691-4319**	12/12/2023	$70,000	$36	1928	/3/2	1920	5,401 SF

APN: 64-01456-000 Document #: 202300011391
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 337 Subdivision: WOOSTER RENUMBERING MapRef: VOL 1870 PG 5 Abbreviated Description: Subdivision:WOOSTER RENUMBERING Map Ref:VOL 1870 PG 5Abbreviated Description:PORTION LOT337 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

14	.3Mi.	**938 PITTSBURGH AVE** **WOOSTER, OH 44691-4220**	12/05/2023	$170,000	$115	1475	/3/1	1970	8,085 SF

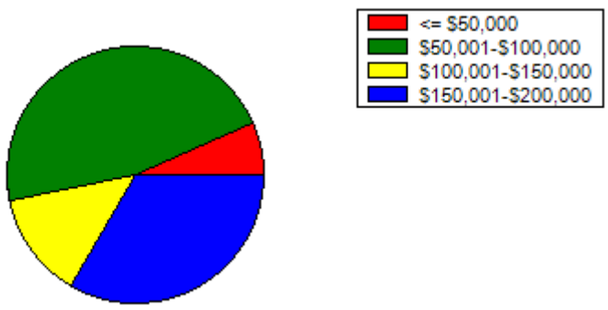
APN: 65-00016-000 Document #: 202300011142
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1520 Abbreviated Description: Abbreviated Description:PORTION LOT1520 City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

15	.06Mi.	**659 E HENRY ST** **WOOSTER, OH 44691-4219**	11/27/2023	$40,000	$27	1456	/3/1	1950	5,850 SF

APN: 65-00467-000 Document #: 202300010844
Document Type: Fiduciary Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1032 Subdivision: THE E QUINBY JR ADDITION MapRef: VOL 2 PG 350 Abbreviated Description: Lot:1032 Subdivision:THE E QUINBY JR ADDITION Map Ref:VOL 2 PG 350City/Muni/Twp:WOOSTER City/Muni/Twp: WOOSTER

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.

SiteX™ Report

OrderID: 92818979

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.	**619 E HENRY ST**	**12/08/2022**	$121,070	$42,380	1,466	6/3/1	1899	5,201 SF	
.01Mi.	**625 E HENRY ST**	**02/18/2022**	$51,580	$18,060	1,116	/3/1		5,201 SF	
.01Mi.	**613 E HENRY ST**	**10/14/2021**	$52,020	$18,210	1,120	/3/1		5,201 SF	
.02Mi.	**635 E HENRY ST**	**02/18/2022**	$72,490	$25,370	1,920	/4/1	1869	5,458 SF	
.03Mi.	**632 HANCOCK ST**	**02/21/2007**	$44,450	$15,560	1,170	/3/1		5,201 SF	
.03Mi.	**626 HANCOCK ST**	**01/02/2019**	$50,540	$17,690	1,148	/3/1		5,201 SF	
.03Mi.	**642 HANCOCK ST**	**10/08/2021**	$117,200	$41,020	1,400	/2/1	1880	5,201 SF	
.03Mi.	**647 E HENRY ST**	**01/16/2020**	$80,290	$28,110	988	/3/1	1960	5,201 SF	
.04Mi.	**648 HANCOCK ST**	**11/14/2019**	$61,070	$21,370	1,248	/2/1	1980	5,458 SF	
.04Mi.	**618 E HENRY ST**	**12/05/2017**	$59,770	$20,920	1,584	/4/1	1890	7,200 SF	
.04Mi.	**651 E HENRY ST**	**12/13/1995**	$66,190	$23,170	1,380	/3/1	1873	5,201 SF	
.04Mi.	**610 E HENRY ST**	**04/14/2005**	$57,400	$20,090	836	/2/1	1920	7,200 SF	
.04Mi.	**652 HANCOCK ST**	**08/10/1994**	$67,620	$23,670	1,218	/2/1	1980	5,201 SF	
.05Mi.	**539 E HENRY ST**	**11/12/2019**	$58,370	$20,430	1,314	/3/1	1910	5,201 SF	
.05Mi.	**628 E HENRY ST**	**12/28/2018**	$37,640	$13,180	840	/2/1	1920	3,598 SF	
.05Mi.	**654 HANCOCK ST**	**04/01/2013**	$89,330	$31,270	720	/1/2	1996	5,201 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	41.5 years old	Households:	17,452
Median Household Income:	$65,965	Households w/Family:	59%
Household Income Per Capita:	$36,992	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Wooster City School District	Students:	3,273
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.87Mi.	**Wooster High School** Number of Students: 1,232 Student-Teacher Ratio: 19.65 Advanced Placement: Yes	C+	Public	8 - 12
2.43Mi.	**Edgewood Middle School** Number of Students: 737 Student-Teacher Ratio: 18.24	B-	Public	5 - 7
0.82Mi.	**Cornerstone Elementary School** Number of Students: 347 Student-Teacher Ratio: 15.78	D-	Public	KG - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	120%	HIGHER
OVERALL	116%	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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