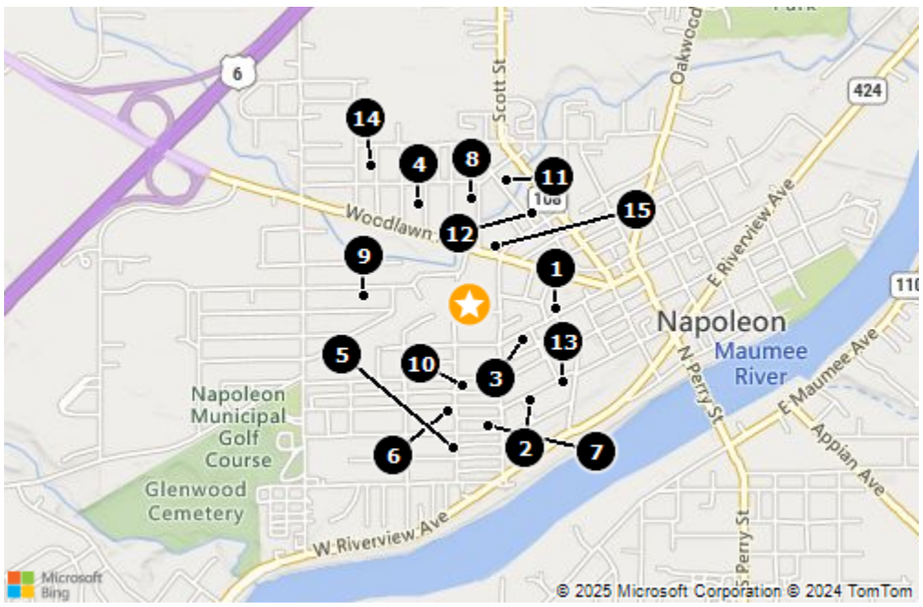
ICE SiteX Report

OrderID: 93437977

SiteX Property Information Report



Subject Property Location

638 LEONARD ST, NAPOLEON, OH 43545-1406

County:	**HENRY OH**	Census Tract:	390690003.004014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	41-009547.0140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	32
Value Range:	$91,800 - $178,200	Confidence Score:	68

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	41
Assd Land Value:	$9,120	Market Land Value:	$26,070	Tax Year:	2023
Assd Improvement:	$29,950	Market Improvment Value:	$85,560	Total Taxable Value:	$1,443
Total Assessed Value:	$39,070	Total Assessor Market Value:	$111,630	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 41 Subdivision: SHEFFIELDS 3RD ADD Map Ref: 0514429011
Abbreviated Description: L114 SHEFFIELDS 3RD ADD
City/Muni/Twp: NAPOLEON TOWNSHIP

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	1805 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/04/2019	Sales Price:	$114,000
Document #:	BK-PG 317 -3872	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 41 Subdivision: SHEFFIELDS 3RD ADD Map Ref: 0514429011
Abbreviated Description: L114 SHEFFIELDS 3RD ADD
City/Muni/Twp: NAPOLEON TOWNSHIP

Prior Transfer

Recording Date:	11/01/2019	Sales Price:	$114,000
Document #:	201900003559 BK-PG 317-3872	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/01/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 114 Subdivision: WILLIAM SHEFFIELD S THIRD ADDITION
City/Muni/Twp: NAPOLEON

Prior Transfer

Recording Date:	12/09/2016	Sales Price:	$50,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 93437977

Prior Transfer

Recording Date:	12/09/2016	Sales Price:	$50,000
Document #:	201600110423 BK-PG 304-0760	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/03/2016		
Document Type:	Survivorship Deed		

Legal Description:
Lot: 114 Subdivision: WILLIAM SHEFFIELDS THIRD ADDITION
City/Muni/Twp: NAPOLEON

Area Sales Analysis

Total Area Sales	$2,148,400	Median # of Bedrooms	3
Median Lot Size	7,919 SF	Median # of Baths	1
Median Living Area	1,278 SF	Median Year Built	1900
Price Range - 2 Yrs	$75,000 to $228,000	Age Range	61 years to 125 years
Median Value	$150,000	Median Age	125 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**340 W CLINTON ST** **NAPOLEON, OH 43545-1539**	12/23/2024	$91,000	$64	1409	8/3/1	1921	4,356 SF	
		APN: 41-130146.0000 Document #: 202400003589 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S13T05NR06E Abbreviated Description: Sec/Twnship/Range:SW4 S13T05NR06E City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
2	.27Mi.	**526 VINE ST** **NAPOLEON, OH 43545-1734**	12/16/2024	$76,000	$52	1434	9/4/1	1900	7,919 SF	
		APN: 41-009220.0020 Document #: 202400003497 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: W E HOYS SUBDIVISION Abbreviated Description: Lot:1 Subdivision:W E HOYS SUBDIVISION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
3	.16Mi.	**515 W CLINTON ST** **NAPOLEON, OH 43545-1542**	12/13/2024	$176,600	$139	1267	6/2/1	1900	10,890 SF	
		APN: 41-009548.0060 Document #: 202400003475 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WILLIAM SHEFFIELDS SUBDIVISION Abbreviated Description: Lot:3 Subdivision:WILLIAM SHEFFIELDS SUBDIVISION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
4	.27Mi.	**1053 HIGHLAND AVE** **NAPOLEON, OH 43545-1103**	12/10/2024	$115,000	$89	1278	8/3/1	1900	7,501 SF	
		APN: 41-009218.0700 Document #: 202400003432 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: SECOND HIGHLAND ADDITION Abbreviated Description: Lot:37 Subdivision:SECOND HIGHLAND ADDITION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
5	.36Mi.	**409 NORTON AVE** **NAPOLEON, OH 43545-1474**	12/06/2024	$114,800	$106	1074	6/2/1	1950	4,025 SF	
		APN: 41-009547.1880 Document #: 202400003411 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 224 Subdivision: WILLIAM SHEFFIELDS THRID ADDITION Abbreviated Description: Subdivision:WILLIAM SHEFFIELDS THRID ADDITION Abbreviated Description:NORTH HALF OF LOT 224 City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
6	.27Mi.	**709 W MAIN ST** **NAPOLEON, OH 43545-1403**	11/22/2024	$164,000	$122	1344	9/2/1	1910	8,712 SF	
		APN: 41-009547.0860 Document #: 202400003232 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 175 Subdivision: SHEFFIELDS THIRD ADDITION Abbreviated Description: Lot:175 Subdivision:SHEFFIELDS THIRD ADDITION City/Muni/Twp:NAPALEON City/Muni/Twp: NAPALEON								
7	.3Mi.	**618 WELSTED ST** **NAPOLEON, OH 43545-1442**	11/01/2024	$150,000	$144	1040	6/3/1	1900	8,712 SF	
		APN: 41-009547.1360 Document #: 202400002964 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 198 Subdivision: WILLIAMS SHEFFIELDS THIRD ADDITION MapRef: VOL 314 PG 1015 Abbreviated Description: Lot:198 Subdivision:WILLIAMS SHEFFIELDS THIRD ADDITION Map Ref:VOL 314 PG 1015City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
8	.26Mi.	**1065 REYNOLDS ST** **NAPOLEON, OH 43545-1182**	10/29/2024	$167,000	$140	1190	7/3/1	1900	8,712 SF	AboveGround
		APN: 41-009095.1460 Document #: 202400002895 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Subdivision: MARY DO DDS SECOND ADDITION MapRef: VOL 320 PG 2056 Abbreviated Description: Lot:74 Subdivision:MARY DO DDS SECOND ADDITION Map Ref:VOL 320 PG 2056City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
9	.26Mi.	**865 CLAIRMONT AVE** **NAPOLEON, OH 43545-1236**	10/15/2024	$228,000	$122	1858	7/4/1	1964	7,802 SF	
		APN: 41-009550.0540 Document #: 202400002707 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 29&30 Subdivision: SPENGLER ADDITION MapRef: SL 115 Abbreviated Description: Lot:29&30 Subdivision:SPENGLER ADDITION Map Ref:SL 115Abbreviated Description:EAST 5 FT OF LOT 30 City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON								
10	.2Mi.	**645 W WASHINGTON ST** **NAPOLEON, OH 43545-1419**	10/11/2024	$90,000	$73	1232	7/2/1	1900	4,918 SF	
		APN: 41-009546.0960 Document #: 202400002699 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 93437977

Legal: Lot: 64 Subdivision: WILLIAM SHEFFIELDS SECOND ADDITION Abbreviated Description: Lot:64 Subdivision:WILLIAM SHEFFIELDS SECOND ADDITION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

11	.32Mi.	**1072 STEVENSON ST**	10/09/2024	$145,000	$121	1194	6/3/1	1900	8,712 SF	
		NAPOLEON, OH 43545-1111								

APN: 41-009095.0640 Document #: 202400002666
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: MARY DODDS SECOND ADDITION Abbreviated Description: Lot:31 Subdivision:MARY DODDS SECOND ADDITION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

12	.27Mi.	**1016 STEVENSON ST**	10/02/2024	$75,000	$67	1104	6/3/1	1900	8,712 SF	
		NAPOLEON, OH 43545-1111								

APN: 41-009095.0360 Document #: 202400002563
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: MARY DODDS SECOND ADDITION Abbreviated Description: Lot:15 Subdivision:MARY DODDS SECOND ADDITION City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

13	.3Mi.	**403 W MAIN ST**	09/23/2024	$216,000	$105	2052	10/4/1	1939	3,825 SF	AboveGround
		NAPOLEON, OH 43545-1725								

APN: 41-009452.0700 Document #: 202400002477
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: PHILLIPS & STAFFORDS ADDITION Abbreviated Description: Subdivision:PHILLIPS & STAFFORDS ADDITION Abbreviated Description:PART OF LOT 9 City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

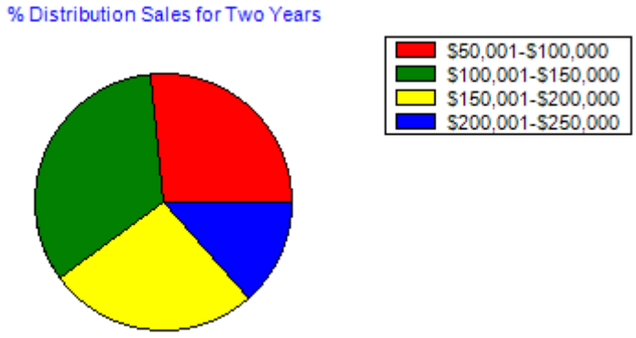
14	.41Mi.	**1121 MICHIGAN AVE**	09/20/2024	$150,000	$103	1456	7/3/1	1956	6,930 SF	
		NAPOLEON, OH 43545-1127								

APN: 41-009036.0260 Document #: 202400002462
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: BOCKELMANS SECOND ADDITION MapRef: SL 112 Abbreviated Description: Lot:13 Subdivision:BOCKELMANS SECOND ADDITION Map Ref:SL 112City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

15	.15Mi.	**1010 WOODLAWN AVE**	09/20/2024	$190,000	$136	1394	8/3/1	1941	8,499 SF	
		NAPOLEON, OH 43545-1152								

APN: 41-009095.1900 Document #: 202400002459
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: MARY DODDS 2ND ADDITION Abbreviated Description: Subdivision:MARY DODDS 2ND ADDITION Abbreviated Description:PART OF LOT 87 City/Muni/Twp:NAPOLEON City/Muni/Twp: NAPOLEON

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.

ICE SiteX Report

OrderID: 93437977

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.	**638 LEONARD ST**	**11/04/2019**	$111,630	$39,070	1,805	10/4/1	1900	10,890 SF	
.01Mi.	**632 LEONARD ST**	**06/08/2021**	$163,540	$57,230	2,394	12/4/1	1848	10,890 SF	
.01Mi.	**644 LEONARD ST**	**10/17/2023**	$105,450	$36,900	1,344	9/3/1	1900	10,890 SF	AboveGround
.02Mi.	**652 LEONARD ST**	**09/08/1999**	$102,700	$35,950	1,400	9/3/1	1900	9,901 SF	
.03Mi.	**626 LEONARD ST**	**12/05/2023**	$134,770	$47,170	1,956	9/3/1	1900	10,890 SF	
.04Mi.	**616 LEONARD ST**	**11/14/1995**	$104,130	$36,440	1,538	8/3/1	1900	10,890 SF	
.04Mi.	**639 LEONARD ST**	**06/23/1986**	$124,170	$43,460	1,731	12/5/1	1900	13,530 SF	
.05Mi.	**641 LEONARD ST**	**07/29/2002**	$99,700	$34,890	1,280	8/3/1	1948	8,250 SF	
.05Mi.	**629 LEONARD ST**	**10/31/2003**	$95,560	$33,450	1,628	11/4/1	1900	4,291 SF	
.05Mi.	**612 LEONARD ST**	**12/21/2016**	$117,620	$41,170	1,743	8/3/1	1900	9,235 SF	
.05Mi.	**625 LEONARD ST**	**08/15/2023**	$130,980	$45,850	2,630	13/6/1	1893	11,491 SF	AboveGround
.05Mi.	**643 LEONARD ST**	**10/29/2019**	$124,700	$43,650	1,920	7/3/2	1900	9,901 SF	
.06Mi.	**733 CLAIRMONT AVE**	**08/23/2022**	$208,880	$73,110	1,384	5/3/1	2020	7,841 SF	
.06Mi.	**843 NORTON AVE**	**05/13/2022**	$117,830	$41,240	1,468	8/4/1	1898	16,910 SF	
.06Mi.	**615 LEONARD ST**	**12/19/2018**	$109,900	$38,470	1,320	12/4/1	1937	9,901 SF	
.06Mi.	**731 CLAIRMONT AVE**	**03/16/2022**	$114,050	$39,920	1,384	5/3/1	2020	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.4 years old	Households:	5,671
Median Household Income:	$63,638	Households w/Family:	61%
Household Income Per Capita:	$34,684	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Napoleon Area City School District	Students:	1,757
Number of Schools:	2	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.72Mi.	**Napoleon Junior/Senior High School**	B-	Public	7 - 12
Number of Students: 825 Student-Teacher Ratio: 16.18 Advanced Placement: Yes				
1.00Mi.	**Napoleon Elementary School**	B+	Public	PK - 6
Number of Students: 932 Student-Teacher Ratio: 15.28				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	110%	HIGHER
OVERALL	110%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.