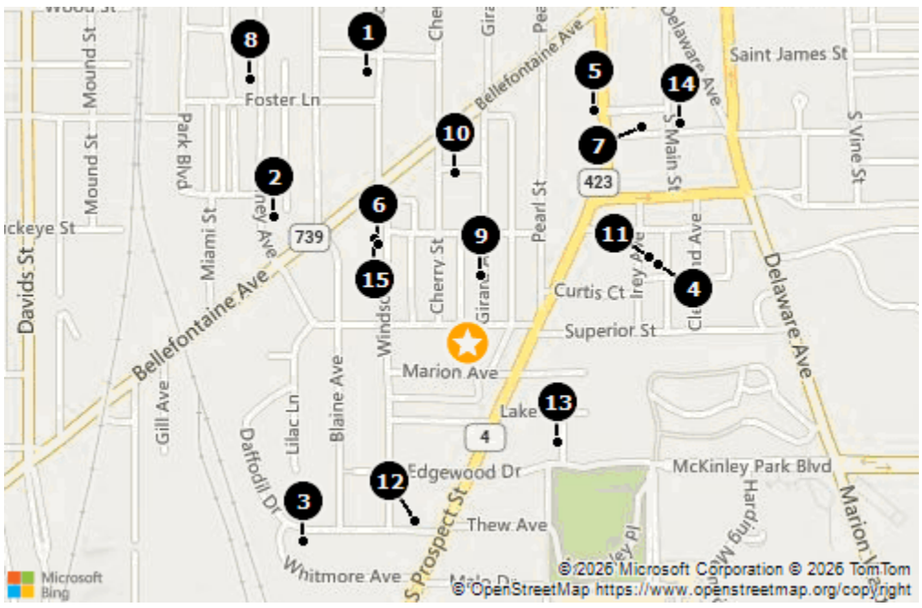
ICE SiteX Report

OrderID: 98688943

SiteX Property Information Report



Subject Property Location

689 GIRARD AVE, MARION, OH 43302-6267

County:	**MARION OH**	Census Tract:	391010005.013006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-310010.3200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$174,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$135,720 - $212,280	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	12
Assd Land Value:	$3,620	Market Land Value:	$10,340	Tax Year:	2025
Assd Improvement:	$33,130	Market Improvment Value:	$94,660	Total Taxable Value:	$1,807
Total Assessed Value:	$36,750	Total Assessor Market Value:	$105,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5922 District: 12

Abbreviated Description:	STOLTZ SCOFIELD LD CO 2ND LOT 5922 PG 10 IRREG 230 10.01 32.00
City/Muni/Twp:	MARION TWP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1352 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/12/2024	Loan Amount:	N/A
Document #:	2024-01299 BK-PG 1689-236	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 5922 Subdivision: THE STOLTZ-SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Mortgage Record

Recording Date:	10/04/2022	Loan Amount:	N/A
Document #:	2022-06927 BK-PG 1635-747	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 5922 Subdivision: THE STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	N/A
Document #:	2022-05910 BK-PG 1443-655	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	10/01/2020	Loan Amount:	N/A
Document #:	2020-06367 BK-PG 1534-1	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Lot: 5922 Subdivision: THE STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Prior Transfer

Recording Date:	10/01/2018	Sales Price:	$1,375
Document #:	2018-06984 BK-PG 1298-887	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/18/2018	Sales Price:	$54,003
Document #:	2018-06660 BK-PG 1298-876	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/13/2018	Sales Price:	$65,000
Document #:	2018-05698 BK-PG 1443 -654	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/10/2018		
Document Type:			

Legal Description:
Lot: 5299 Subdivision: STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Prior Transfer

Recording Date:	08/13/2018	Sales Price:	$65,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5922 District: 12
Abbreviated Description: STOLTZ SCOFIELD LD CO 2ND LOT 5922 PG 10 IRREG 230 10.01 32.00
City/Muni/Twp: MARION TWP

Prior Transfer

Recording Date:	07/06/2015	Sales Price:	$54,003
Document #:	2015-03907 BK-PG 1298-876	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/17/2014	Loan Amount:	N/A
Document #:	2014-04924 BK-PG 1298-887	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 5922 Subdivision: STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Prior Transfer

Recording Date:	09/17/2014	Sales Price:	$55,000
Document #:	2014-04922 BK-PG 1298 -874	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2014		
Document Type:			

Legal Description:
Lot: 5922 Subdivision: STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION
City/Muni/Twp: MARION

Area Sales Analysis

Total Area Sales	$2,075,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,394 SF	Median Year Built	1915
Price Range - 2 Yrs	$23,000 to $235,000	Age Range	71 years to 139 years
Median Value	$150,000	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**447 WINDSOR ST** **MARION, OH 43302-4817**	10/08/2026	$156,300	$95	1630	8/3/1	1904	SF	
		APN: 12-316010.4000 Document #: 2026-06549 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4429 Subdivision: COONRODS FIRST ADDITION Abbreviated Description: Lot:4429 Subdivision:COONRODS FIRST ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION								
2	.29Mi.	**572 OLNEY AVE** **MARION, OH 43302-4850**	09/30/2026	$131,000	$96	1352	6/3/1	1920	SF	
		APN: 12-316000.1800 Document #: 2026-06311 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8662 Subdivision: DURFEE AND COPELANDS ADDITION Abbreviated Description: Lot:8662 Subdivision:DURFEE AND COPELANDS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION								
3	.32Mi.	**927 DAFFODIL DR** **MARION, OH 43302-6273**	09/08/2026	$153,500	$140	1092	6/3/1	1955	SF	
		APN: 12-318040.2100 Document #: 2026-05696								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14035 Subdivision: PRICHARDS SECOND ADDITION Abbreviated Description: Lot:14035 Subdivision:PRICHARDS SECOND ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

4	.25Mi.	**626 IREY AVE** **MARION, OH 43302-5016**	09/02/2026	$179,000	$152	1176	33/3/1	1913	SF

APN: 12-306000.5700 Document #: 2026-05535
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3172 Subdivision: YOUNG AND IREYS ADDITION Abbreviated Description: Lot:3172 Subdivision:YOUNG AND IREYS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

5	.32Mi.	**489 S PROSPECT ST** **MARION, OH 43302-4959**	08/07/2026	$185,000	$120	1536	45/4/1	1920	SF

APN: 12-305000.4400 Document #: 2026-04899
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 324 Subdivision: HENRY PETERS 2ND ADDITION Abbreviated Description: Lot:324 Subdivision:HENRY PETERS 2ND ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

6	.17Mi.	**599 WINDSOR ST** **MARION, OH 43302-4865**	08/04/2026	$170,000	$121	1394	6/3/1	1922	SF

APN: 12-310000.0900 Document #: 2026-04806
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5986 Subdivision: STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION MapRef: VOL 1446 PG 575 Abbreviated Description: Lot:5986 Subdivision:STOLTZ SCOFIELD LAND COMPANYS SECOND ADDITION Map Ref:VOL 1446 PG 575City/Muni/Twp:MARION City/Muni/Twp: MARION

7	.34Mi.	**126 W WASHINGTON AVE** **MARION, OH 43302-5028**	07/24/2026	$110,000	$92	1192	6/2/1	1887	SF

APN: 12-305000.7500 Document #: 2026-04537
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 423&424 Subdivision: J W BAINS ADDITION Abbreviated Description: Lot:423&424 Subdivision:J W BAINS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

8	.42Mi.	**457 OLNEY AVE** **MARION, OH 43302-4847**	07/10/2026	$23,000	$15	1512	6/3/1	1912	SF

APN: 12-317000.4700 Document #: 2026-04218
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8726 Subdivision: CASTOALL 8726AND HENDERSONS FIRSTADDITION Abbreviated Description: Lot:8726 Subdivision:CASTOALL 8726AND HENDERSONS FIRSTADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

9	.08Mi.	**631 GIRARD AVE** **MARION, OH 43302-4919**	06/30/2026	$59,800	$37	1608	7/4/1	1912	SF

APN: 12-310000.5100 Document #: 2026-03941
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4515 Subdivision: SCHOFIELD HEIGHTS ADDITION Abbreviated Description: Lot:4515 Subdivision:SCHOFIELD HEIGHTS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

10	.21Mi.	**538 CHERRY ST** **MARION, OH 43302-4951**	06/16/2026	$150,000	$93	1596	53/13/1	1898	SF

APN: 12-311010.5200 Document #: 2026-03647
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5587 Subdivision: JAMES W BAINS ADDITION Abbreviated Description: Lot:5587 Subdivision:JAMES W BAINS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

11	.25Mi.	**618 IREY AVE** **MARION, OH 43302-5016**	06/16/2026	$125,000	$87	1426	6/3/1	1915	SF

APN: 12-306000.5600 Document #: 2026-03643
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3171 Subdivision: YOUNG AND IREYS ADDITION Abbreviated Description: Lot:3171 Subdivision:YOUNG AND IREYS ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

12	.23Mi.	**328 THEW AVE** **MARION, OH 43302-6245**	06/04/2026	$226,000	$168	1344	6/3/1	1927	SF

APN: 12-340000.4600 Document #: 2026-03359
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12967 Subdivision: STEWART G GLASENERS 1ST ADDITION MapRef: MB 3 PG 256 Abbreviated Description: Lot:12967 Subdivision:STEWART G GLASENERS 1ST ADDITION Map Ref:MB 3 PG 256City/Muni/Twp:MARION City/Muni/Twp: MARION

13	.16Mi.	**797 WAPLES AVE** **MARION, OH 43302-6320**	06/03/2026	$148,000	$129	1146	6/3/1	1925	SF

APN: 12-309000.4500 Document #: 2026-03339
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8633 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:8633 Subdivision:LAKE PARK ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION

14	.38Mi.	**500 S MAIN ST** **MARION, OH 43302-5018**	06/01/2026	$23,400	$15	1486	6/3/1	1915	SF

APN: 12-305000.9400 Document #: 2026-03247
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 431&432 Subdivision: JOHN W BAINS ADDITION MapRef: OR 1394 PG 516 Sec/Twnship/Range: T05SR15E Abbreviated Description: Lot:431&432 Subdivision:JOHN W BAINS ADDITION Map Ref:OR 1394 PG 516Sec/Twnship/Range:T05SR15E Abbreviated Description:LOT: PART OF LOTS 431&432 City/Muni/Twp:MARION City/Muni/Twp: MARION

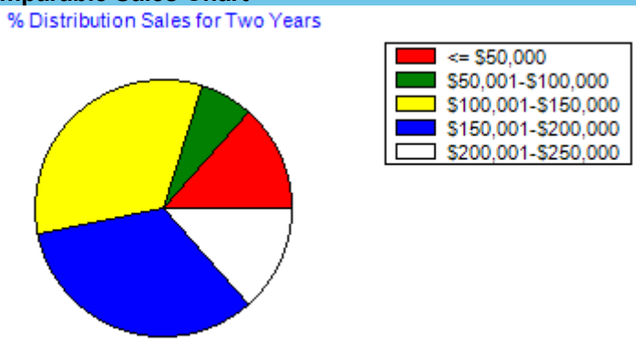
15	.17Mi.	**593 WINDSOR ST** **MARION, OH 43302-4865**	05/21/2026	$235,000	$202	1162	10/3/2	1928	SF

APN: 12-310000.1000 Document #: 2026-03048
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5987 Subdivision: STOLTZ SCOFIELD LAND COS SECOND ADDITION ON SCOFIE MapRef: VOL 101 PG 102 Abbreviated Description: Lot:5987 Subdivision:STOLTZ SCOFIELD LAND COS SECOND ADDITION ON SCOFIE Map Ref:VOL 101 PG 102City/Muni/Twp:MARION City/Muni/Twp: MARION

ICE SiteX Report

OrderID: 98688943

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.	**689 GIRARD AVE**	**08/13/2018**	$105,000	$36,750	1,352	6/3/1	1912		
.01Mi.	**681 GIRARD AVE**	**11/12/2009**	$111,430	$39,000	1,332	5/2/1	1920		
.01Mi.	**695 GIRARD AVE**	**01/13/2014**	$129,230	$45,230	1,444	7/3/1	1926		
.02Mi.	**281 DULUTH AVE**	**12/02/2024**	$103,400	$36,190	1,344	6/3/1	1930		
.02Mi.	**701 GIRARD AVE**	**12/16/2024**	$124,570	$43,600	1,456	7/3/1	1927		
.02Mi.	**285 DULUTH AVE**	**12/30/2016**	$150,280	$52,600	2,730	10/4/1	1900		
.03Mi.	**702 GIRARD AVE**	**03/11/2019**	$91,890	$32,160	1,296	33/3/1	1930		
.03Mi.	**686 GIRARD AVE**	**06/01/2009**	$107,740	$37,710	1,296	34/3/1	1921		
.03Mi.	**694 GIRARD AVE**	**05/26/2017**	$138,280	$48,400	1,688	8/4/1	1925		
.03Mi.	**707 GIRARD AVE**	**07/20/2005**	$122,630	$42,920	1,596	6/3/1	1928		
.03Mi.	**245 DULUTH AVE**	**04/12/2004**	$127,710	$44,700	1,688	43/3/1	1910		
.03Mi.	**274 MARION AVE**	**12/19/2017**	$111,200	$38,920	1,668	33/3/1	1920		
.04Mi.	**298 MARION AVE**	**08/21/1996**	$105,000	$36,750	1,580	43/3/1	1927		
.04Mi.	**662 CHERRY ST**	**11/14/2022**	$108,690	$38,040	1,728	7/4/1	1920		
.04Mi.	**262 MARION AVE**	**05/10/2022**	$72,540	$25,390	1,296	33/3/1	1912		
.04Mi.	**306 MARION AVE**	**03/28/2022**	$116,260	$40,690	1,120	5/3/1	1956		

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	40.3 years old	Households:	18,466
Median Household Income:	$60,772	Households w/Family:	59%
Household Income Per Capita:	$28,614	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Marion City School District	Students:	4,040
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.05Mi.	**Mckinley Elementary School** Number of Students: 444 Student-Teacher Ratio: 17.76	D-	Public	PK - 5
2.49Mi.	**Harding High School** Number of Students: 916 Student-Teacher Ratio: 13.28 Advanced Placement: Yes	D+	Public	9 - 12
0.75Mi.	**Grant Middle School** Number of Students: 917 Student-Teacher Ratio: 13.69	D	Public	6 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	108%	SIMILAR

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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