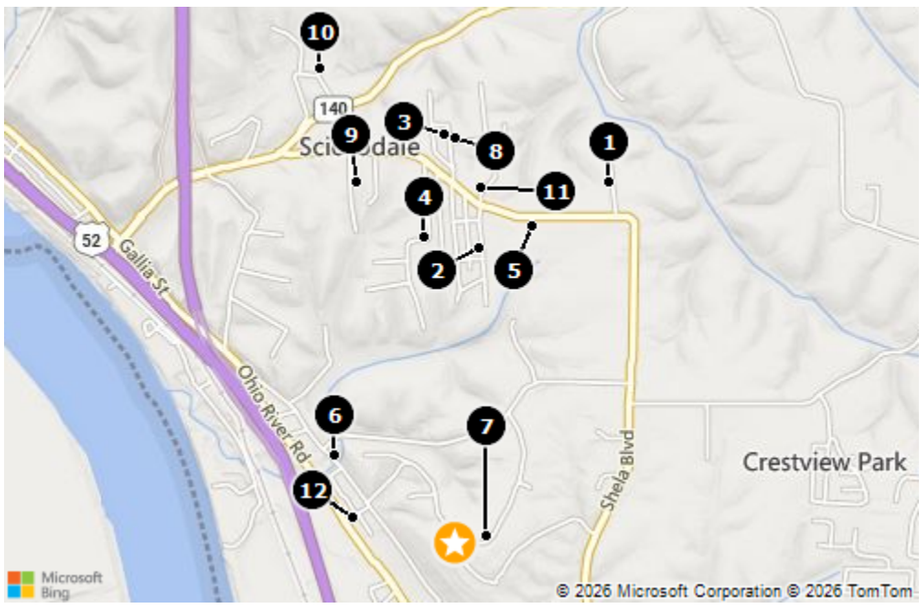
ICE SiteX Report

OrderID: 98312878

SiteX Property Information Report



Subject Property Location

7548 CANTERBURY RD, PORTSMOUTH, OH 45662-5706

County:	**SCIOTO OH**	Census Tract:	391450029.022000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-2838.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$415,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$365,200 - $464,800	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	WHEELERSBURG LSD
Assd Land Value:	$13,580	Market Land Value:	$38,790	Tax Year:	2025
Assd Improvement:	$114,550	Market Improvment Value:	$327,280	Total Taxable Value:	$4,149
Total Assessed Value:	$128,130	Total Assessor Market Value:	$366,070	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16
Abbreviated Description: COUNTRY SIDE HILLS WH 50/130.61 X 182.88/191.27 LOT 16 N-MAP 16G 7548 CANTERBURY RD
City/Muni/Twp: PORTER TWP

Property Characteristics

Lot Size:	13,839 SF	Bedrooms:	5	Pool:	
Building Area:	2448 SF	Baths:	3	Fireplace:	1
Year Built:	1970	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	6	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Wood Shake
		Foundation:	Mud sill	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$295,000
Document #:	50265 BK-PG 761 -69	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16
Abbreviated Description: COUNTRY SIDE HILLS WH 50/130.61 X 182.88/191.27 LOT 16 N-MAP 16G 7548 CANTERBURY RD
City/Muni/Twp: PORTER TWP

Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$295,000 Multiple Parcels Involved in this transaction
Document #:	2021R-8190 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2021		
Document Type:			

Legal Description:
Lot: 16&17 Subdivision: COUNTRYSIDE HILLS SUBDIVISION Map Ref: VOL 5 PG 211-213
City/Muni/Twp: PORTER

Mortgage Record

Recording Date:	10/29/2020	Loan Amount:	N/A
Document #:	2020A-7152 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

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Legal Description:
Lot: 16 Subdivision: COUNTRYSIDE HILLS SUBDIVISION
City/Muni/Twp: PORTER

Prior Transfer

Recording Date:	05/10/2018	Sales Price:	$200,000
			Multiple Parcels Involved in this transaction
Document #:	2018R-2845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/07/2018		
Document Type:			

Legal Description:
Lot: 16 Subdivision: COUNTRYSIDE HILLS SUB Map Ref: VOL 5 PG 211

Mortgage Record

Recording Date:	10/17/2007	Loan Amount:	N/A
Document #:	008815 BK-PG 142-907	Loan Type:	
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Lot: 16, 17, AN Subdivision: COUNTRYSIDE HILLS SUBDIVISION
City/Muni/Twp: PORTER TOWNSHIP

Prior Transfer

Recording Date:	10/17/2007	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	008814 BK-PG 142 -905	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/04/2007		
Document Type:			

Legal Description:
Lot: 16, 17, AN Subdivision: COUNTRYSIDE HILLS SUBDIVISION
City/Muni/Twp: PORTER TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,655,400	Median # of Bedrooms	3
Median Lot Size	11,537 SF	Median # of Baths	1
Median Living Area	1,222 SF	Median Year Built	1951
Price Range - 2 Yrs	$15,500 to $580,000	Age Range	33 years to 120 years
Median Value	$200,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.98Mi.	**89 EDGEWOOD DR** **PORTSMOUTH, OH 45662-8967**	06/30/2026	$260,000	$163	1595	8/3/2	1966	33,977 SF	
		APN: 17-0017.000 Document #: 2026R-3994 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S10R02R20 Abbreviated Description: Sec/Twnship/Range:NW4 S10R02R20 City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
2	.74Mi.	**114 S MATHIOTT ST** **PORTSMOUTH, OH 45662-5799**	05/11/2026	$185,000	$155	1188	5/2/1	1929	7,501 SF	
		APN: 17-1518.000 Document #: 2026R-2777 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Subdivision: MATHIOTT SUBDIVISION Abbreviated Description: Lot:57 Subdivision:MATHIOTT SUBDIVISION City/Muni/Twp:POTTER City/Muni/Twp: POTTER								
3	1.03Mi.	**121 N PRESTON ST** **PORTSMOUTH, OH 45662-5796**	12/01/2025	$132,500	$132	1000	6/3/1	1984	4,800 SF	
		APN: 17-2409.000 Document #: 2025R-7051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: MAUCK ADDITION MapRef: MB 4 PG 188&189 Abbreviated Description: Lot:15 Subdivision:MAUCK ADDITION Map Ref:MB 4 PG 188&189City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
4	.77Mi.	**194 WILSON ST** **PORTSMOUTH, OH 45662-5779**	11/04/2025	$127,500	$166	768	5/3/1	1950	7,501 SF	
		APN: 17-4018.000 Document #: 2025R-6539 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: SCIOTODALE ADDITION MapRef: MB 3 PG 55-57 Abbreviated Description: Lot:36 Subdivision:SCIOTODALE ADDITION Map Ref:MB 3 PG 55-57City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
5	.89Mi.	**1604 SHELA BLVD** **PORTSMOUTH, OH 45662-8965**	09/25/2025	$289,900	$215	1348	10/4/4	1906	44,954 SF	
		APN: 17-0381.002 Document #: 2025R-5544 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4 S10T02NR20W Abbreviated Description: Sec/Twnship/Range:NW4NW4 S10T02NR20W City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
6	.38Mi.	**12922 GALLIA PIKE** **PORTSMOUTH, OH 45662-7608**	09/15/2025	$15,500	$20	756	4/2/1	1940	25,265 SF	
		APN: 17-0037.001 Document #: 2025R-5327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S09T02R20 Abbreviated Description: Sec/Twnship/Range:S09T02R20 City/Muni/Twp:PORTER TOWNSHIP City/Muni/Twp: PORTER TOWNSHIP								
7	.08Mi.	**7529 CANTERBURY RD** **PORTSMOUTH, OH 45662-5705**	09/04/2025	$364,000	$155	2340	10/4/2	1977	SF	
		APN: 17-2204.000 Document #: 2025R-5048 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: COUNTRYSIDE HILLS SUBDIVISION MapRef: VOL 5 PG 211 Abbreviated Description: Lot:14 Subdivision:COUNTRYSIDE HILLS SUBDIVISION Map Ref:VOL 5 PG 211City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
8	1.03Mi.	**17 EAST ST** **PORTSMOUTH, OH 45662-5760**	05/28/2025	$55,000	$70	780	6/3/1	1930	8,699 SF	

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APN: 17-3754.000 Document #: 2025R-3004
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 82&83 Subdivision: MATHIOTT SUBDIVISION Abbreviated Description: Lot:82&83 Subdivision:MATHIOTT SUBDIVISION Abbreviated Description:PORTION LOT83 City/Muni/Twp:PORTER City/Muni/Twp: PORTER

9	.94Mi.	**79 MCCALL ST** **PORTSMOUTH, OH 45662-8769**	05/19/2025	$215,000	$196	1092	6/3/1	1961	14,375 SF

APN: 16-0310.000 Document #: 2025R-2834
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S09T09R20 Abbreviated Description: Sec/Twnship/Range:S09T09R20 City/Muni/Twp:PORTER City/Muni/Twp: PORTER

10	1.26Mi.	**47 ROWE ST** **PORTSMOUTH, OH 45662-8765**	05/05/2025	$580,000	$268	2160	10/5/3	1993	196,456 SF

APN: 16-0264.000 Document #: 2025R-2556
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S04T02R20 Abbreviated Description: Sec/Twnship/Range:SW4 S04T02R20 City/Muni/Twp:PORTER TOWNSHIP City/Muni/Twp: PORTER TOWNSHIP

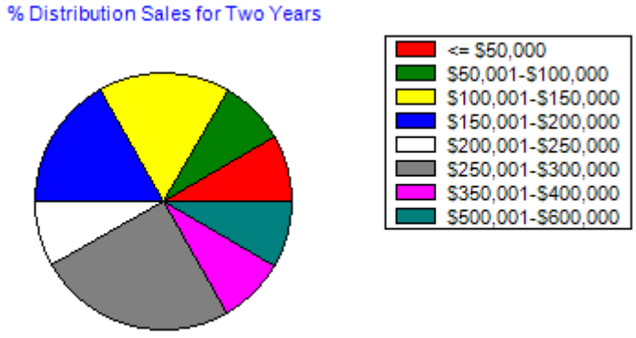
11	.92Mi.	**47 N MATHIOTT ST** **PORTSMOUTH, OH 45662-5715**	05/02/2025	$271,000	$215	1256	7/4/3	1940	23,958 SF

APN: 17-3377.000 Document #: 2025R-2521
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: C Subdivision: MATHIOTT SUBDIVISION Sec/Twnship/Range: S09T02R20 Abbreviated Description: Lot:C Subdivision:MATHIOTT SUBDIVISION Sec/Twnship/Range:S09T02R20 City/Muni/Twp:PORTER TOWNSHIP City/Muni/Twp: PORTER TOWNSHIP

12	.27Mi.	**7366 OHIO RIVER RD** **PORTSMOUTH, OH 45662-5665**	05/02/2025	$160,000	$125	1276	5/3/1	1952	7,248 SF

APN: 17-1276.000 Document #: 2025R-2514
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 MapRef: MB 3 PG 6 Abbreviated Description: Lot:25 Map Ref:MB 3 PG 6City/Muni/Twp:ONTONAGON City/Muni/Twp: ONTONAGON

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.	**7548 CANTERBURY RD**	**10/26/2021**	$366,070	$128,130	2,448	10/5/3	1970	13,839 SF	
.02Mi.	**7510 CANTERBURY RD**	**06/05/2025**	$250,700	$87,740	1,800	10/4/2	1971	23,353 SF	
.03Mi.	**7544 CANTERBURY RD**	**06/26/2006**	$334,830	$117,190	1,080	7/5/2	1988	17,620 SF	
.05Mi.	**7511 CANTERBURY RD**	**12/16/2022**	$292,020	$102,200	1,752	6/3/1	1990	26,572 SF	
.05Mi.	**7517 SUN HILL DR**	**09/20/2019**	$214,810	$75,180	2,296	8/4/2	1977	15,904 SF	
.06Mi.	**7529 SUN HILL DR**	**06/08/2017**	$249,730	$87,410	1,080	6/3/2	1970	1 SF	
.06Mi.	**7540 CANTERBURY RD**	**03/12/2019**	$326,180	$114,160	3,140	9/4/2	1971	21,841 SF	Yes
.07Mi.	**7533 SUN HILL DR**	**01/01/1987**	$295,550	$103,440	2,435	8/3/3	1970	1 SF	Yes
.07Mi.	**7523 SUN HILL DR**	**01/01/1987**	$245,260	$85,840	1,370	6/3/2	1972		
.08Mi.	**7529 CANTERBURY RD**	**09/04/2025**	$314,900	$110,220	2,340	10/4/2	1977		
.08Mi.	**7532 CANTERBURY RD**	**03/25/2008**	$376,310	$131,710	2,232	7/4/2	1976	19,480 SF	Yes
.09Mi.	**7539 SUN HILL DR**	**05/20/2022**	$183,220	$64,130	1,196	6/3/2	1977	1 SF	
.09Mi.	**7536 SUN HILL DR**	**03/22/2002**	$324,230	$113,480	2,560	7/4/2	1978	22,699 SF	
.09Mi.	**7414 CANTERBURY RD**	**05/25/2022**	$419,580	$146,860	2,300	7/4/3	1995	32,670 SF	
.09Mi.	**7438 CANTERBURY RD**	**08/23/2019**	$261,060	$91,380	1,526	9/5/2	1964	42,301 SF	
.1Mi.	**7525 CANTERBURY RD**	**04/07/2014**	$329,510	$115,330	2,030	8/4/2	1978		

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	39.7 years old	Households:	11,790
Median Household Income:	$42,606	Households w/Family:	60%
Household Income Per Capita:	$24,968	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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School District

School District Zone:	Wheelersburg Local School District	Students:	1,591
Number of Schools:	3	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Wheelersburg High School** Number of Students: 457 Student-Teacher Ratio: 26.88 Advanced Placement: Yes	B	Public	9 - 12
1.49Mi.	**Wheelersburg Elementary School** Number of Students: 536 Student-Teacher Ratio: 27.54	A-	Public	PK - 3
1.49Mi.	**Wheelersburg Middle School** Number of Students: 598 Student-Teacher Ratio: 20.62	B+	Public	4 - 8

Flood Report

The Subject Property of **7548 CANTERBURY RD, PORTSMOUTH, OH 45662-5706** 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	153%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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