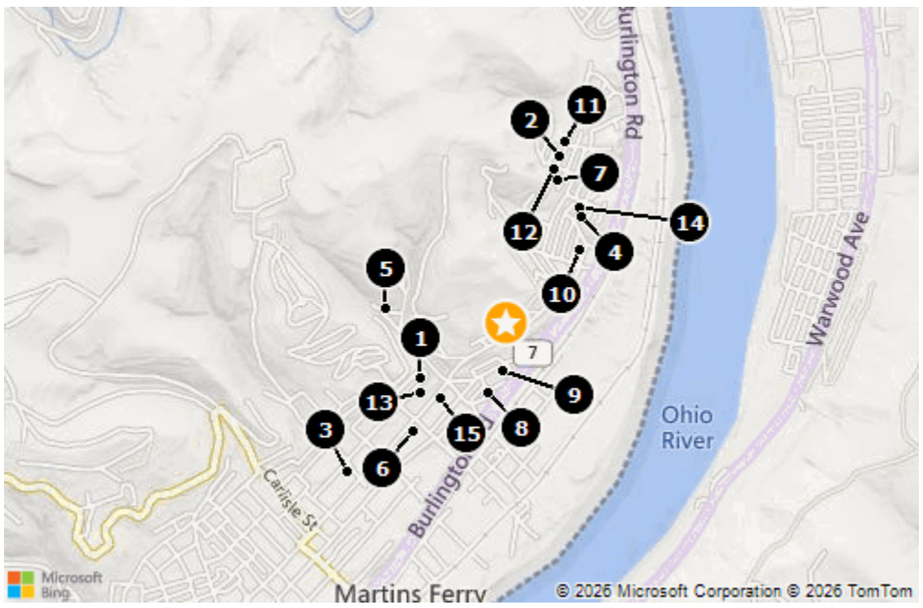
# ICE SiteX Report

**OrderID: 98655544**

## SiteX Property Information Report




## Subject Property Location

### 821 WOODS LN, MARTINS FERRY, OH 43935-1693

| | | | |
|---|---|---|---|
| County: | **BELMONT OH** | Census Tract: | 390130120.002044 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 24-02707-000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$158,000** | FSD: | 32 | Common Confidence Score: | 22 |
| Value Range: | $107,440 - $208,560 | ICE Confidence Score: | 68 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2024 | Tax Rate Code Area: | 24 |
| Assd Land Value: | $1,204 | Market Land Value: | $3,440 | Tax Year: | 2025 |
| Assd Improvement: | $49,868 | Market Improvment Value: | $142,480 | Total Taxable Value: | $1,104 |
| Total Assessed Value: | $51,072 | Total Assessor Market Value: | $145,920 | Delinquent Year: | |
| | | | | Tax Account ID: | 013766-7 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 1887 District: 24 Tract No: I Map Ref: MAP 29
Abbreviated Description: INLOT 1887 PT .069A 100 X 30
City/Muni/Twp: MARTINS FERRY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 3,006 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1740 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2000 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | |
| Number of Units: | | Garage Type: | Underground | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | Partial | Roof Cover: | Shingle |
| | | Foundation: | Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/24/2026 | Sales Price: | $147,878 |
| Document #: | 202600001373 BK-PG 928-4224 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/06/2025 | Sales Price: | N/A |
| Document #: | 202500000949 BK-PG 915-4652 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/30/2025 | Sales Price: | $146,000 |
| Document #: | 204 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 1887 District: 24 Tract No: I Map Ref: MAP 29
Abbreviated Description: INLOT 1887 PT .069A 100 X 30
City/Muni/Twp: MARTINS FERRY

# ICE SiteX Report

**OrderID: 98655544**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/30/2025 | Sales Price: | $146,000 |
| | | | Multiple Parcels Involved in this transaction |
| Document #: | 202500000731 BK-PG 928-4221 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 01/16/2025 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1886&1887 Subdivision: DESCHS ADDITION Tract No: I Map Ref: CAB D SL 98
City/Muni/Twp: MARTINS FERRY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/25/2023 | Loan Amount: | N/A |
| Document #: | 202300007421 BK-PG 915-4652 | Loan Type: | Commercial |
| TD Due Date: | 09/12/2043 | Type Finance: | VAR |

**Legal Description:**
Lot: 1886&1887 Subdivision: DESCHS ADDITION Tract No: 1
City/Muni/Twp: MARTINS FERRY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/07/2016 | Sales Price: | $30,000 |
| Document #: | 201600006468 BK-PG 559-910 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/24/2015 | Loan Amount: | N/A |
| Document #: | 201500008910 BK-PG 559-910 | Loan Type: | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 1886&1887 Subdivision: DESCHS ADDITION
City/Muni/Twp: MARTINS FERRY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/21/2015 | Sales Price: | N/A |
| | | | Multiple Parcels Involved in this transaction |
| Document #: | 201500000877 BK-PG 531-657 | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 01/12/2015 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1887 Subdivision: DESCHS ADDITION Map Ref: CAB D SL98
City/Muni/Twp: MARTINS FERRY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/10/2014 | Sales Price: | N/A |
| | | | Multiple Parcels Involved in this transaction |
| Document #: | 201400000345 BK-PG 445-839 | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 01/03/2014 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1887 Subdivision: DESCHS ADDITION Map Ref: CAB D SL98
City/Muni/Twp: MARTINS FERRY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2013 | Sales Price: | $67,200 |
| Document #: | 201300000158 BK-PG 56-106 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/08/2006 | Sales Price: | $84,000 |
| | | | Multiple Parcels Involved in this transaction |
| Document #: | 200600003809 BK-PG 56-104 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 05/05/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1886&1887 Subdivision: DESCHS ADDITION Map Ref: MB D PG98
City/Muni/Twp: MARTINS FERRY

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,000,900 | Median # of Bedrooms | 2 |
| Median Lot Size | 3,700 SF | Median # of Baths | 1 |
| Median Living Area | 1,104 SF | Median Year Built | 1946 |
| Price Range - 2 Yrs | $4,400 to $150,000 | Age Range | 2 years to 122 years |
| Median Value | $58,000 | Median Age | 80 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .25Mi. | **527 N 7TH ST**<br>**MARTINS FERRY, OH 43935-1615** | 09/15/2026 | $45,000 | $32 | 1395 | 7/2/1 | | 3,920 SF | |
| | | APN: 24-01708-000 Document #: 202600008003<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY | | | | | | | | |
| 2 | .44Mi. | **1511 N 9TH ST**<br>**MARTINS FERRY, OH 43935-1831** | 09/01/2026 | $150,000 | $105 | 1420 | 5/3/1 | 1961 | 9,000 SF | |
| | | APN: 24-02555-000 Document #: 202600007635<br>Document Type: Price Code: R | | | | | | | | |

# ICE SiteX Report

**OrderID: 98655544**

Land Use: Single Family Residential
Legal: Lot: 208-210 Subdivision: HEIL DAVIS LAND COMPANY ADDITION MapRef: CAB D SL 48-51 Abbreviated Description: Lot:208-210 Subdivision:HEIL DAVIS LAND COMPANY ADDITION Map Ref:CAB D SL 48-51City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | .54Mi. | **246 N 7TH ST**<br>**MARTINS FERRY, OH 43935-1535** | 08/04/2026 | $60,000 | $31 | 1898 | 8/2/2 | 1998 | 5,401 SF |

APN: 24-02609-000 Document #: 202600006685
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .33Mi. | **1300 N 7TH ST**<br>**MARTINS FERRY, OH 43935-1808** | 08/03/2026 | $26,000 | $43 | 600 | // | 1946 | 1,190 SF |

APN: 24-03114-000 Document #: 202600006632
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35&36 Subdivision: HEIL-DAVIS ADDITION Abbreviated Description: Lot:35&36 Subdivision:HEIL-DAVIS ADDITION Abbreviated Description:PORTION LOT35 City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .3Mi. | **710 CEMETERY RD**<br>**MARTINS FERRY, OH 43935-1786** | 06/26/2026 | $80,000 | $81 | 977 | 6/3/1 | 2000 | 19,123 SF |

APN: 24-01896-000 Document #: 202600005509
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S24T03R02 Abbreviated Description: Sec/Twnship/Range:S24T03R02 City/Muni/Twp:MARTINS City/Muni/Twp: MARTINS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .36Mi. | **438 N ZANE HWY**<br>**MARTINS FERRY, OH 43935-1627** | 06/02/2026 | $35,000 | $33 | 1040 | 5/1/1 | | 3,700 SF |

APN: 24-02587-000 Document #: 202600004630
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .38Mi. | **1408 N 9TH ST**<br>**MARTINS FERRY, OH 43935-1830** | 04/14/2026 | $145,000 | $183 | 792 | 4/2/1 | 1957 | 3,000 SF |

APN: 24-02776-000 Document #: 202600002957
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: THE HEIL AND DAVIS LAND CO ADDITION MapRef: VOL 7 PG 17 Abbreviated Description: Lot:136 Subdivision:THE HEIL AND DAVIS LAND CO ADDITION Map Ref:VOL 7 PG 17City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .18Mi. | **617 DEHASS ST**<br>**MARTINS FERRY, OH 43935-1705** | 03/20/2026 | $4,400 | $6 | 672 | 4/1/1 | | 2,010 SF |

APN: 24-00378-000 Document #: 202600002162
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1484 Subdivision: AVONDALE ADDITION MapRef: CAB B SL 38 Abbreviated Description: Subdivision:AVONDALE ADDITION Map Ref:CAB B SL 38Abbreviated Description:LOT : SOUTH EAST 2 OF LOT 1484 City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .12Mi. | **720 N ZANE HWY**<br>**MARTINS FERRY, OH 43935-1732** | 01/21/2026 | $54,000 | $48 | 1104 | 5/2/1 | | 2,831 SF |

APN: 24-03062-000 Document #: 202600000440
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1503 Abbreviated Description: Abbreviated Description:LOT : PART OF LOT 1503 City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .26Mi. | **1111 N 6TH ST**<br>**MARTINS FERRY, OH 43935-1880** | 10/15/2025 | $20,000 | $16 | 1188 | 7/2/2 | 1904 | 6,000 SF |

APN: 24-01239-000 Document #: 202500008564
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: SMITH AND BURRITT TRACT Sec/Twnship/Range: S24&18T03R02 Abbreviated Description: Subdivision:SMITH AND BURRITT TRACT Sec/Twnship/Range:S24&18T03R02 City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .48Mi. | **1601 N 9TH ST**<br>**MARTINS FERRY, OH 43935-1833** | 10/14/2025 | $58,000 | $47 | 1224 | 6/2/1 | 1936 | 3,000 SF |

APN: 24-01758-000 Document #: 202500008478
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 216 Subdivision: HELL AND DAVIS SUBDIVISION MapRef: VOL 7 PG 17 Sec/Twnship/Range: S18&24T03R02 Abbreviated Description: Lot:216 Subdivision:HELL AND DAVIS SUBDIVISION Map Ref:VOL 7 PG 17Sec/Twnship/Range:S18&24T03R02 City/Muni/Twp:PEASE City/Muni/Twp: PEASE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .39Mi. | **1417 N 9TH ST**<br>**MARTINS FERRY, OH 43935-1829** | 09/12/2025 | $146,500 | $148 | 988 | 5/2/1 | 1930 | 10,629 SF |

APN: 24-02309-000 Document #: 202500007566
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: VOL 125 PG 693 Sec/Twnship/Range: S24T03R02 Abbreviated Description: Map Ref:VOL 125 PG 693Sec/Twnship/Range:S24T03R02 City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .27Mi. | **520 N 7TH ST**<br>**MARTINS FERRY, OH 43935-1616** | 08/14/2025 | $60,000 | $36 | 1656 | 7/3/1 | 1915 | 3,049 SF |

APN: 24-02833-000 Document #: 202500006627
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: XXIII Abbreviated Description: Lot:XXIII City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .34Mi. | **1309 N 7TH ST**<br>**MARTINS FERRY, OH 43935-1807** | 08/11/2025 | $97,000 | $152 | 636 | 5/2/1 | 2024 | 3,000 SF |

APN: 24-01200-000 Document #: 202500006472
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: HEIL DAVIS ADDITION MapRef: CAB D SL 48-54 Abbreviated Description: Lot:78 Subdivision:HEIL DAVIS ADDITION Map Ref:CAB D SL 48-54City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

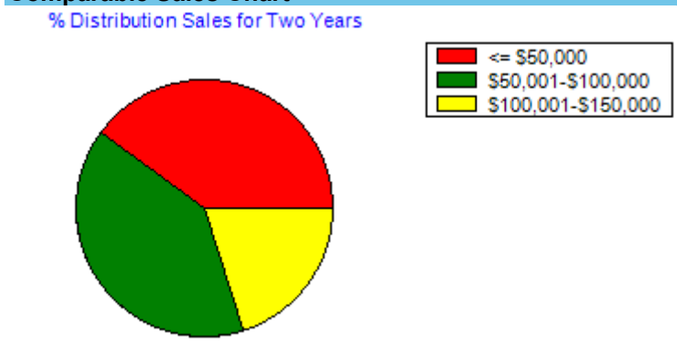
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .25Mi. | **532 N ZANE HWY**<br>**MARTINS FERRY, OH 43935-1608** | 05/28/2025 | $20,000 | $8 | 2272 | 10/3/2 | 1928 | 4,600 SF |

APN: 24-02946-000 Document #: 202500004205
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1284 Subdivision: HUEYS ADDITION MapRef: CAB B SL 8 Abbreviated Description: Lot:1284 Subdivision:HUEYS ADDITION Map Ref:CAB B SL 8City/Muni/Twp:MARTINS FERRY City/Muni/Twp: MARTINS FERRY

# ICE SiteX Report

**OrderID: 98655544**

## 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. | **821 WOODS LN** | **01/30/2025** | $145,920 | $51,072 | 1,740 | 7/3/2 | 2000 | 3,006 SF | |
| .01Mi. | **825 WOODS LN** | **06/30/2023** | $39,540 | $13,838 | 1,200 | 5/3/1 | | 3,900 SF | |
| .01Mi. | **827 WOODS LN** | **12/13/2016** | $67,520 | $23,632 | 1,260 | 6/3/1 | 1936 | 3,700 SF | |
| .02Mi. | **829 WOODS LN** | **03/21/2013** | $65,250 | $22,837 | 1,176 | 7/3/1 | | 3,500 SF | |
| .02Mi. | **815 WOODS LN** | **01/24/2025** | $54,540 | $19,089 | 932 | 5/1/1 | 1925 | 3,630 SF | |
| .03Mi. | **831 N 6TH ST** | **03/29/2018** | $19,080 | $6,678 | 1,680 | 6/3/1 | | 2,500 SF | |
| .03Mi. | **833 N 6TH ST** | **12/29/2025** | $26,810 | $9,383 | 960 | 6/3/1 | 1925 | 2,500 SF | |
| .03Mi. | **815 N 6TH ST** | **06/14/2021** | $33,720 | $11,802 | 1,120 | 6/3/1 | 1962 | 2,500 SF | |
| .03Mi. | **813 N 6TH ST** | **12/10/2020** | $33,900 | $11,864 | 644 | 3/1/1 | | 2,500 SF | |
| .04Mi. | **811 WOODS LN** | **01/01/1987** | $115,850 | $40,547 | 1,508 | 5/3/1 | 1973 | 4,050 SF | |
| .04Mi. | **839 N 6TH ST** | **09/25/2023** | $52,220 | $18,276 | 1,112 | 6/3/1 | | 2,500 SF | |
| .04Mi. | **809 N 6TH ST** | **08/07/2024** | $26,400 | $9,240 | 2,184 | 8/5/1 | | 2,500 SF | |
| .05Mi. | **901 N 6TH ST** | **06/14/2021** | $48,010 | $16,803 | 672 | 4/2/1 | 1938 | 4,500 SF | |
| .06Mi. | **838 N 6TH ST** | **03/31/2025** | $37,910 | $13,268 | 1,408 | 6/3/1 | | 2,375 SF | |
| .06Mi. | **801 N 6TH ST** | **05/21/2013** | $81,810 | $28,633 | 2,162 | 9/4/2 | 1911 | 2,500 SF | |
| .07Mi. | **808 N 6TH ST** | **06/14/2021** | $41,990 | $14,697 | 882 | 4/2/1 | | 3,250 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 37% | Households Occupied by Owners: | 49% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 42.8 years old | Households: | 3,600 |
| Median Household Income: | $47,697 | Households w/Family: | 61% |
| Household Income Per Capita: | $28,145 | Households w/Family Married: | 40% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 32% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Martins Ferry City School District | Students: | 1,269 |
| Number of Schools: | 3 | Rating: | D |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.72Mi. | **Martins Ferry Middle School**<br>Number of Students: 434<br>Student-Teacher Ratio: 24.11 | C | Public | 5 - 8 |
| 0.76Mi. | **Anna Marie Ayers Elementary School**<br>Number of Students: 492<br>Student-Teacher Ratio: 23.43 | B- | Public | PK - 4 |
| 0.72Mi. | **Martins Ferry High School**<br>Number of Students: 343<br>Student-Teacher Ratio: 11.83<br>Advanced Placement: Yes | C- | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98655544**

## Flood Report

The Subject Property of **821 WOODS LN, MARTINS FERRY, OH 43935-1693** 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** | 143% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 140% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 96% | SIMILAR |
| **AGGRAVATED ASSAULT** | 121% | HIGHER |
| **FORCIBLE RAPE** | 108% | SIMILAR |
| **MURDER** | 142% | NOTABLY HIGHER |
| **OVERALL** | 144% | NOTABLY 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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