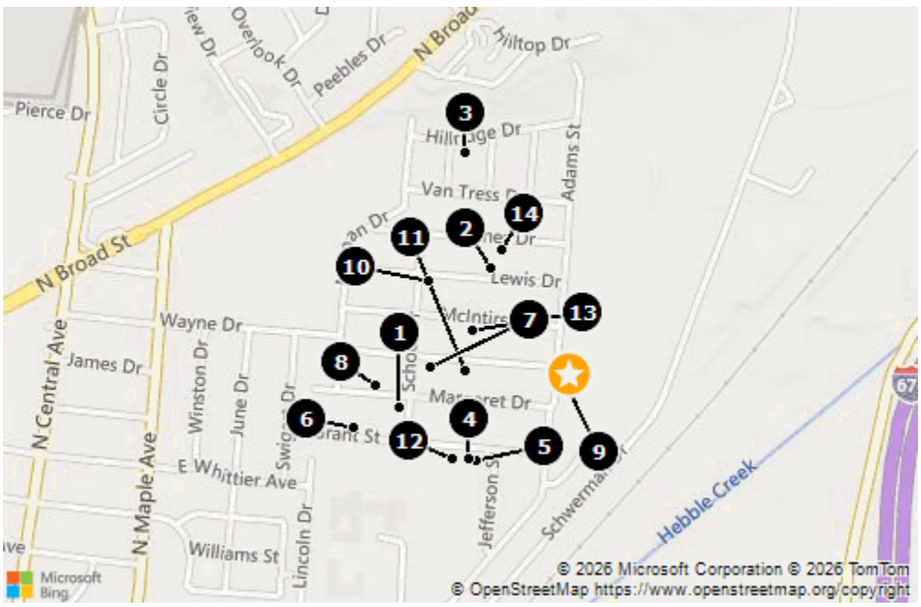
ICE SiteX Report

OrderID: 98382425

SiteX Property Information Report



Subject Property Location

822 ADAMS ST, FAIRBORN, OH 45324-5403

County:	**GREENE OH**	Census Tract:	390572003.002011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	A02-0001-0016.0-0267.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$134,940 - $211,060	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	A02
Assd Land Value:	$9,370	Market Land Value:	$26,780	Tax Year:	2025
Assd Improvement:	$36,030	Market Improvment Value:	$102,940	Total Taxable Value:	$2,321
Total Assessed Value:	$45,400	Total Assessor Market Value:	$129,720	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1323 District: A02 Subdivision: MITMAN PARK 2 Map Ref: MAP 16

Abbreviated Description:	MITMAN PARK 2 ALL LOT 1323 822 ADAMS ST
City/Muni/Twp:	FAIRBORN CITY FAIRBORN CSD

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	984 SF	Baths:	2	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	N/A
Document #:	2025017130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/07/2023	Sales Price:	$105,075
Document #:	2023002899 BK-PG 3628-732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$146,900
Document #:	2023000921 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/13/2023		
Document Type:			
Legal Description:			

Lot: 1323 Section: 2 Subdivision: MITMAN PARK Map Ref: MB 4 PG 1
City/Muni/Twp: FAIRBORN

Prior Transfer

Recording Date:	01/23/2023	Sales Price:	$146,900

ICE SiteX Report

OrderID: 98382425

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1323 District: A02 Subdivision: MITMAN PARK 2 Map Ref: MAP 16
Abbreviated Description: MITMAN PARK 2 ALL LOT 1323 822 ADAMS ST
City/Muni/Twp: FAIRBORN CITY FAIRBORN CSD

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	N/A
Document #:	2020025505 BK-PG 2553-723	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/19/2015	Sales Price:	$120,750
Document #:	013730 BK-PG 2553-705	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2015	Loan Amount:	N/A
Document #:	012731 BK-PG 3628-0732	Loan Type:	New Conventional
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 1323 Section: 2 District: A02 Subdivision: MITMAN PARK
City/Muni/Twp: FAIRBORN

Mortgage Record

Recording Date:	07/17/2012	Loan Amount:	N/A
Document #:	014220 BK-PG 3276-319	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	12/31/2017	Type Finance:	

Legal Description:
Lot: 1323 Section: 2 Subdivision: PLAT OF MITMAN PARK
City/Muni/Twp: FAIRBORN

Prior Transfer

Recording Date:	05/01/2006	Sales Price:	$92,000
Document #:	09607 BK-PG 1963-0834	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/21/2006	Sales Price:	$10,818
Document #:	08849 BK-PG 1933-890	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/07/2006	Loan Amount:	N/A
Document #:	007659 BK-PG 2553-723	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION TWO
City/Muni/Twp: FAIRBORN

Prior Transfer

Recording Date:	04/07/2006	Sales Price:	$124,500
Document #:	007656 BK-PG 2553-704	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/31/2006		
Document Type:			

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION TWO Map Ref: MB31 PG78A
City/Muni/Twp: FAIRBORN

Mortgage Record

Recording Date:	04/16/2003	Loan Amount:	N/A
Document #:	015006 BK-PG 1963-834	Loan Type:	Unknown
TD Due Date:	03/01/2018	Type Finance:	

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION 3
City/Muni/Twp: FAIRBORN

Mortgage Record

Recording Date:	03/10/2003	Loan Amount:	N/A
Document #:	009544 BK-PG 1933-890	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION 7
City/Muni/Twp: FAIRBORN

Mortgage Record

Recording Date:	01/11/2002	Loan Amount:	N/A
Document #:	001417 BK-PG 1666-212	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION 7
City/Muni/Twp: FAIRBORN

ICE SiteX Report

OrderID: 98382425

Mortgage Record

Recording Date:	08/15/2000	Loan Amount:	N/A
Document #:	017090 BK-PG 1450-015	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1323 Subdivision: MITMAN PARK SECTION 2
City/Muni/Twp: FAIRBORN

Area Sales Analysis

Total Area Sales	$2,607,600	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,110 SF	Median Year Built	1952
Price Range - 2 Yrs	$100,000 to $261,200	Age Range	70 years to 76 years
Median Value	$212,450	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**438 MARGARET DR** **FAIRBORN, OH 45324-5408**	09/16/2026	$209,900	$238	880	5/2/2	1950	SF	
		APN: A02-0001-0016.0-0246.00 Document #: 2026015686 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1104 Section: 1 Subdivision: MITMAN PARK MapRef: CAB 32 PG 37A Abbreviated Description: Lot:1104 Section:1 Subdivision:MITMAN PARK Map Ref:CAB 32 PG 37ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
2	.17Mi.	**537 LEWIS DR** **FAIRBORN, OH 45324-5518**	08/31/2026	$225,000	$153	1464	10/5/2	1954	SF	
		APN: A02-0001-0016.0-0083.00 Document #: 2026014701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1343 Section: 3 Subdivision: MITMAN PARK MapRef: CAB 31 PG 94B Abbreviated Description: Lot:1343 Section:3 Subdivision:MITMAN PARK Map Ref:CAB 31 PG 94BCity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
3	.31Mi.	**514 HILLRIDGE DR** **FAIRBORN, OH 45324-5555**	08/19/2026	$261,200	$182	1434	7/4/2	1956	SF	
		APN: A02-0001-0015.0-0016.00 Document #: 2026013944 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2636 Section: 5 Subdivision: MITMAN PARK MapRef: CAB 32 PG 88A Abbreviated Description: Lot:2636 Section:5 Subdivision:MITMAN PARK Map Ref:CAB 32 PG 88ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
4	.17Mi.	**536 GRANT ST** **FAIRBORN, OH 45324-5427**	07/21/2026	$100,000	$90	1100	5/3/1	1953	SF	
		APN: A02-0001-0017.0-0021.00 Document #: 2026011811 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1154 Subdivision: TRITTMOORE PLAT MapRef: PC 32 PG 47A Abbreviated Description: Lot:1154 Subdivision:TRITTMOORE PLAT Map Ref:PC 32 PG 47ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
5	.16Mi.	**542 GRANT ST** **FAIRBORN, OH 45324-5427**	07/17/2026	$164,000	$156	1048	5/2/1	1953	SF	
		APN: A02-0001-0017.0-0022.00 Document #: 2026011655 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1155 Subdivision: TRITTMOORE MapRef: MB 3 PG 179 Abbreviated Description: Lot:1155 Subdivision:TRITTMOORE Map Ref:MB 3 PG 179City/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
6	.28Mi.	**409 GRANT ST** **FAIRBORN, OH 45324-5424**	06/24/2026	$225,000	$200	1120	5/3/1	1954	SF	
		APN: A02-0001-0017.0-0073.00 Document #: 2026010082 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2609 Subdivision: PEEBLES PLAT MapRef: CAB 31 PG 149A Abbreviated Description: Lot:2609 Subdivision:PEEBLES PLAT Map Ref:CAB 31 PG 149ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
7	.17Mi.	**506 WAYNE DR** **FAIRBORN, OH 45324-5419**	05/04/2026	$107,000	$91	1175	5/3/1	1952	SF	
		APN: A02-0001-0016.0-0186.00 Document #: 2026006896 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1245 Section: 2 Subdivision: MITMAN PARK MapRef: CAB 31 PG 78A Abbreviated Description: Lot:1245 Section:2 Subdivision:MITMAN PARK Map Ref:CAB 31 PG 78ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
8	.24Mi.	**421 MARGARET DR** **FAIRBORN, OH 45324-5407**	05/01/2026	$120,000	$131	915	6/3/1	1951	SF	
		APN: A02-0001-0016.0-0203.00 Document #: 2026006789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1108 Section: 1 Subdivision: MITMAN PARK MapRef: CAB 32 SL 37A Abbreviated Description: Lot:1108 Section:1 Subdivision:MITMAN PARK Map Ref:CAB 32 SL 37ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
9	.01Mi.	**816 ADAMS ST** **FAIRBORN, OH 45324-5403**	03/27/2026	$125,000	$137	912	7/2/1	1952	SF	
		APN: A02-0001-0016.0-0266.00 Document #: 2026004734 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1322 Section: 2 Subdivision: MITMAN PARK MapRef: MB 4 PG 1 Abbreviated Description: Lot:1322 Section:2 Subdivision:MITMAN PARK Map Ref:MB 4 PG 1City/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
10	.21Mi.	**500 LEWIS DR** **FAIRBORN, OH 45324-5519**	01/20/2026	$220,000	$189	1163	6/3/2	1952	SF	
		APN: A02-0001-0016.0-0098.00 Document #: 2026001072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1303 Subdivision: MITMAN PARK Phase No: 2 MapRef: CAB 31 PG 78A Abbreviated Description: Lot:1303 Subdivision:MITMAN PARK Phase No:2 Map Ref:CAB 31 PG 78ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN								
11	.13Mi.	**530 WAYNE DR** **FAIRBORN, OH 45324-5419**	12/12/2025	$195,000	$184	1056	5/3/1	1952	SF	
		APN: A02-0001-0016.0-0190.00 Document #: 2025019672 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 1249 Section: 2 Subdivision: MITMAN PARK MapRef: CAB 31 PG 78A Abbreviated Description: Lot:1249 Section:2 Subdivision:MITMAN PARK Map Ref:CAB 31 PG 78ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN

12	.18Mi.	**524 GRANT ST** **FAIRBORN, OH 45324-5427**	11/25/2025	$217,500	$166	1310	6/3/1	1950	SF

APN: A02-0001-0017.0-0019.00 Document #: 2025018780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1152 Subdivision: TRITTMOORE PLAT MapRef: CAB 32 PG 47A Abbreviated Description: Lot:1152 Subdivision:TRITTMOORE PLAT Map Ref:CAB 32 PG 47ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN

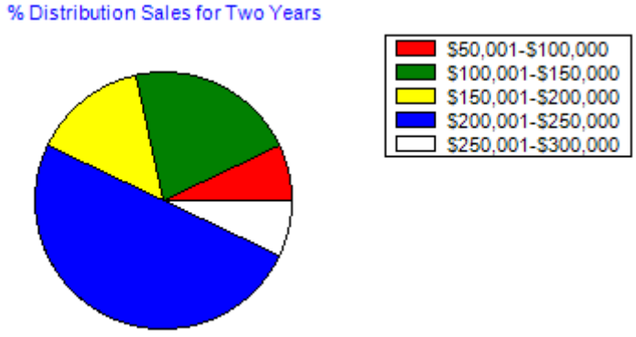
13	.13Mi.	**530 MCINTIRE DR** **FAIRBORN, OH 45324-5527**	10/22/2025	$215,000	$203	1056	6/3/1	1953	SF

APN: A02-0001-0016.0-0146.00 Document #: 2025016877
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1279 Section: 2 Subdivision: MITMAN PARK ADDITION MapRef: CAB 31 PG 78A Abbreviated Description: Lot:1279 Section:2 Subdivision:MITMAN PARK ADDITION Map Ref:CAB 31 PG 78ACity/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN

14	.17Mi.	**542 LOHNES DR** **FAIRBORN, OH 45324-5523**	08/29/2025	$223,000	$177	1253	7/3/2	1954	SF

APN: A02-0001-0016.0-0055.00 Document #: 2025013471
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2550 Section: 4 Subdivision: MITMAN PARK MapRef: MB 4 PG 138 Abbreviated Description: Lot:2550 Section:4 Subdivision:MITMAN PARK Map Ref:MB 4 PG 138City/Muni/Twp:CITY OF FAIRBORN City/Muni/Twp: CITY OF FAIRBORN

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.	**822 ADAMS ST**	**01/23/2023**	$129,720	$45,400	984	7/3/2	1950		
.01Mi.	**816 ADAMS ST**	**05/31/2005**	$120,190	$42,060	912	7/2/1	1952		
.01Mi.	**828 ADAMS ST**	**07/19/2018**	$137,720	$48,200	1,019	7/3/1	1953		
.02Mi.	**904 ADAMS ST**		$134,660	$47,130	1,230	6/3/2	1950		
.02Mi.	**810 ADAMS ST**	**07/08/2022**	$121,340	$42,470	912	5/3/1	1952		
.03Mi.	**584 WAYNE DR**	**06/14/1995**	$147,100	$51,490	1,224	6/3/1	1952		
.03Mi.	**910 ADAMS ST**	**03/15/2018**	$131,130	$45,890	950	6/2/2	1955		
.03Mi.	**804 ADAMS ST**		$125,040	$43,770	912	5/3/2	1957		
.03Mi.	**583 WAYNE DR**	**09/20/1994**	$135,870	$47,560	1,056	7/3/1	1952		
.04Mi.	**585 MARGARET DR**		$140,780	$49,280	1,092	7/3/1	1952		
.04Mi.	**578 WAYNE DR**	**06/06/2002**	$151,800	$53,130	1,184	7/3/2	1952		
.04Mi.	**916 ADAMS ST**	**05/17/2006**	$110,790	$38,770	984	6/3/1	1956		
.05Mi.	**584 MCINTIRE DR**	**06/04/1999**	$157,010	$54,960	1,112	6/4/1	1953		
.05Mi.	**572 WAYNE DR**	**03/05/2015**	$134,000	$46,900	1,129	6/3/2	1952		
.05Mi.	**573 WAYNE DR**	**04/01/1987**	$127,690	$44,690	1,056	6/3/2	1952		
.05Mi.	**922 ADAMS ST**	**01/15/2021**	$138,330	$48,420	1,294	6/3/2	1954		

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	37.3 years old	Households:	19,045
Median Household Income:	$63,206	Households w/Family:	49%
Household Income Per Capita:	$35,953	Households w/Family Married:	34%
Most Common Education Level:	Some College	Households w/Family Children:	23%

School District

School District Zone:	Fairborn City School District	Students:	4,265
Number of Schools:	5	Rating:	B-

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.54Mi.	**Fairborn Intermediate School** Number of Students: 1,047 Student-Teacher Ratio: 20.69	B+	Public	4 - 5
2.88Mi.	**Fairborn Primary School** Number of Students: 1,261 Student-Teacher Ratio: 17.86	NA	Public	PK - 3
2.39Mi.	**Fairborn High School** Number of Students: 1,027 Student-Teacher Ratio: 13.9 Advanced Placement: Yes	C	Public	9 - 12
3.15Mi.	**Baker Middle School** Number of Students: 926 Student-Teacher Ratio: 14.56	C+	Public	6 - 8

Flood Report

The Subject Property of **822 ADAMS ST, FAIRBORN, OH 45324-5403** 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	149%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	127%	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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