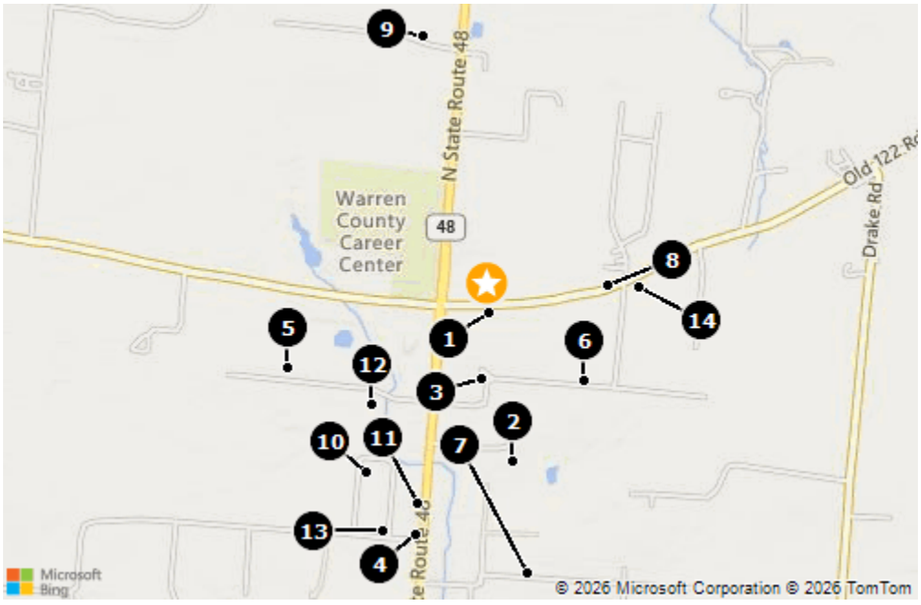
ICE SiteX Report

OrderID: 96407839

SiteX Property Information Report



Subject Property Location

84 OLD 122 RD, LEBANON, OH 45036-2409

County:	**WARREN OH**	Census Tract:	391650308.004006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-33-301-002-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	14
Value Range:	$282,080 - $373,920	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	02
Assd Land Value:	$28,140	Market Land Value:	$80,400	Tax Year:	2024
Assd Improvement:	$60,130	Market Improvment Value:	$171,800	Total Taxable Value:	$3,869
Total Assessed Value:	$88,270	Total Assessor Market Value:	$252,200	Delinquent Year:	
				Tax Account ID:	204226
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 301 Map Ref: PG 09G-33E Sec/Twnship/Range: SEC 33 TWN 04 RNG 04
Abbreviated Description: 4 -4-33 2.5000 AC.
City/Muni/Twp: CLEARCREEK TWP

Property Characteristics

Lot Size:	2.500 AC	Bedrooms:	4	Pool:	
Building Area:	1868 SF	Baths:	2	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	N/A
Document #:	2025-008080 BK-PG 4881-68	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2009	Sales Price:	N/A
Document #:	748671 BK-PG 4235-0334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/27/2009	Loan Amount:	N/A
Document #:	737928 BK-PG 4881-068	Loan Type:	FHA
TD Due Date:	06/01/2039	Type Finance:	
Legal Description:			
Sec/Twnship/Range: S34T04R04			
City/Muni/Twp: CLEARCREEK			

Prior Transfer

Recording Date:	07/06/2006	Sales Price:	$162,000
Document #:	604458 BK-PG 4235-332	Type of Sale:	Sales Price Rounded from Tax

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Contract Date: 06/29/2006
Document Type:
Legal Description:
Sec/Twnship/Range: PART S33T04R04
City/Muni/Twp: CLEARCREEK

Prior Transfer

Recording Date:	05/31/2005	Sales Price:	$151,000
Document #:	538972 BK-PG 3881-322	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/20/2005		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART S34T04R04
City/Muni/Twp: CLEARCREEK

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 4235 -332	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 301 Map Ref: PG 09G-33E Sec/Twnship/Range: SEC 33 TWN 04 RNG 04
Abbreviated Description: 4 -4-33 2.5000 AC.
City/Muni/Twp: CLEARCREEK TWP

Area Sales Analysis

Total Area Sales	$4,944,375	Median # of Bedrooms	3
Median Lot Size	36,268 SF	Median # of Baths	1
Median Living Area	1,416 SF	Median Year Built	1956
Price Range - 2 Yrs	$121,000 to $1,187,000	Age Range	27 years to 106 years
Median Value	$279,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**99 OLD 122 RD** **LEBANON, OH 45036-2408**	12/23/2025	$200,000	$240	832	/3/1	1951	94,961 SF	

APN: 09-33-351-002-0 Document #: 2025-032960
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S33T04R04 MRS Abbreviated Description: Sec/Twnship/Range:S33T04R04 MRS City/Muni/Twp:CLEARCREEK TOWNSHIP City/Muni/Twp: CLEARCREEK TOWNSHIP

2	.47Mi.	**2960 N STATE ROUTE 48** **LEBANON, OH 45036-2418**	11/26/2025	$1,187,000	$272	4348	/4/4	1994	393,784 SF	

APN: 09-32-110-002-0 Document #: 2025-030392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: NORTH FORK ESTATES MapRef: MB 26 PG 36&37 Sec/Twnship/Range: S32T04R04 MRS Abbreviated Description: Lot:9 Subdivision:NORTH FORK ESTATES Map Ref:MB 26 PG 36&37Sec/Twnship/Range:S32T04R04 MRS City/Muni/Twp:TURTLE CREEK TOWNSHIP City/Muni/Twp: TURTLE CREEK TOWNSHIP

3	.23Mi.	**160 GRANDVIEW DR** **LEBANON, OH 45036-2433**	11/21/2025	$220,000	$162	1350	/3/1	1957	124,146 SF	

APN: 09-33-351-012-0 Document #: 2025-029860
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: COUNTRY HOME ACRES MapRef: MB 3 PG 397 Sec/Twnship/Range: S33T04R04 Abbreviated Description: Lot:24 Subdivision:COUNTRY HOME ACRES Map Ref:MB 3 PG 397Sec/Twnship/Range:S33T04R04 City/Muni/Twp:CLEARCREEK City/Muni/Twp: CLEARCREEK

4	.66Mi.	**2733 N STATE ROUTE 48** **LEBANON, OH 45036-2414**	11/19/2025	$250,000	$233	1072	/3/1	1955	30,000 SF	

APN: 08-02-230-018-0 Document #: 2025-029671
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: DAYTON PIKE SUBDIVISION MapRef: MB 3 PG 143 Sec/Twnship/Range: S02T03ER04 Abbreviated Description: Lot:12 Subdivision:DAYTON PIKE SUBDIVISION Map Ref:MB 3 PG 143Sec/Twnship/Range:S02T03ER04 City/Muni/Twp:TURTLECREEK City/Muni/Twp: TURTLECREEK

5	.54Mi.	**360 SUMMERFIELD LN** **LEBANON, OH 45036-1161**	11/12/2025	$400,000	$212	1878	/3/2	1999	56,105 SF	

APN: 08-03-400-081-0 Document #: 2025-028780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: SUMMER FIELD MapRef: MB 35 PG 81&82 Sec/Twnship/Range: S03T03R04 MRS Abbreviated Description: Lot:42 Subdivision:SUMMER FIELD Map Ref:MB 35 PG 81&82Sec/Twnship/Range:S03T03R04 MRS City/Muni/Twp:CLEARCREEK TOWNSHIP City/Muni/Twp: CLEARCREEK TOWNSHIP

6	.33Mi.	**378 GRANDVIEW DR** **LEBANON, OH 45036-2431**	09/19/2025	$294,000	$235	1248	/3/1	1956	98,010 SF	

APN: 09-33-328-014-0 Document #: 2025-023430
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: REVISED COUNTRY HOME ACRES SECTION 3 MapRef: MB 3 PG 397 Sec/Twnship/Range: S33T04R04 Abbreviated Description: Lot:16 Subdivision:REVISED COUNTRY HOME ACRES SECTION 3 Map Ref:MB 3 PG 397Sec/Twnship/Range:S33T04R04

7	.72Mi.	**258 HOFFMANN AVE** **LEBANON, OH 45036-1115**	09/16/2025	$355,000	$167	2117	/4/2	1957	25,080 SF	

APN: 09-32-176-005-0 Document #: 2025-023098
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Section: 1 Subdivision: TURTLECREEK SUBDIVISION MapRef: MB 4 PG 87 Abbreviated Description: Lot:46 Section:1 Subdivision:TURTLECREEK SUBDIVISION Map Ref:MB 4 PG 87City/Muni/Twp:TURTLECREEK City/Muni/Twp: TURTLECREEK

8	.3Mi.	**356 OLD 122 RD** **LEBANON, OH 45036-2441**	08/13/2025	$420,000	$168	2492	/4/3	1920	32,844 SF	

APN: 09-33-326-010-0 Document #: 2025-019717
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 3 Subdivision: MCGILL MEADOWS MapRef: MB 4 PG 140 Sec/Twnship/Range: S33T04R04 Abbreviated Description: Lot:3 Subdivision:MCGILL MEADOWS Map Ref:MB 4 PG 140Sec/Twnship/Range:S33T04R04 City/Muni/Twp:CLEARCREEK City/Muni/Twp: CLEARCREEK

9	.66Mi.	**100 TURNER DR** **LEBANON, OH 45036-1023**	07/24/2025	$290,000	$179	1616	/3/2	1955	40,100 SF

APN: 08-03-226-008-0 Document #: 2025-017661
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: TURNER BROTHERS SUBDIVISION MapRef: VOL 3 PG 303 Abbreviated Description: Lot:20 Subdivision:TURNER BROTHERS SUBDIVISION Map Ref:VOL 3 PG 303City/Muni/Twp:CLEARCREEK City/Muni/Twp: CLEARCREEK

10	.56Mi.	**2872 WEST AVE** **LEBANON, OH 45036-1156**	07/22/2025	$268,000	$188	1424	/3/1	1957	21,800 SF

APN: 08-02-229-002-0 Document #: 2025-017492
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: DAYTON PIKE SUBDIVISION; FIRST ADDITION MapRef: MB 3 PG 251 Abbreviated Description: Lot:50 Subdivision:DAYTON PIKE SUBDIVISION; FIRST ADDITION Map Ref:MB 3 PG 251

11	.58Mi.	**2809 N STATE ROUTE 48** **LEBANON, OH 45036-2424**	07/21/2025	$246,000	$254	968	/3/1		24,000 SF

APN: 08-02-230-014-0 Document #: 2025-017294
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Section: 2 Subdivision: DAYTON PIKE SUBDIVISION MapRef: MB 3 PG 143 Abbreviated Description: Lot:8 Section:2 Subdivision:DAYTON PIKE SUBDIVISION Map Ref:MB 3 PG 143

12	.44Mi.	**143 SUMMERFIELD LN** **LEBANON, OH 45036-1151**	07/07/2025	$535,000	$242	2203	/3/2	1996	39,692 SF

APN: 08-03-400-044-1 Document #: 2025-015746
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SUMMER FIELDS FIRST ADDITION MapRef: MB 29 PG 30&31 Abbreviated Description: Lot:10 Subdivision:SUMMER FIELDS FIRST ADDITION Map Ref:MB 29 PG 30&31City/Muni/Twp:CLEARCREEK City/Muni/Twp: CLEARCREEK

13	.67Mi.	**84 KIRBY RD** **LEBANON, OH 45036-1101**	06/23/2025	$121,000	$90	1341	/3/1	1953	23,500 SF

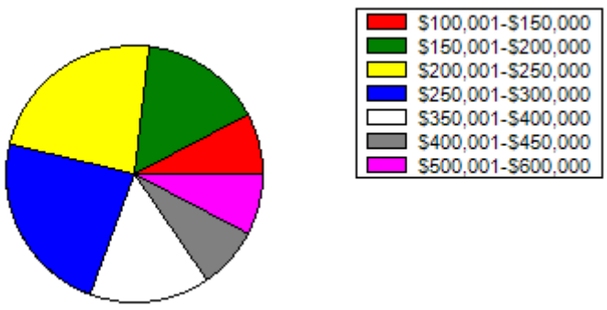
APN: 08-02-229-018-0 Document #: 2025-014595
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: DAYTON PIKE SUBDIVISION MapRef: MB 3 PG 143 Sec/Twnship/Range: S02T03R04 Abbreviated Description: Lot:15 Subdivision:DAYTON PIKE SUBDIVISION Map Ref:MB 3 PG 143Sec/Twnship/Range:S02T03R04 City/Muni/Twp:TURTLECREEK TOWNSHIP City/Muni/Twp: TURTLECREEK TOWNSHIP

14	.38Mi.	**427 OLD 122 RD** **LEBANON, OH 45036-2412**	06/02/2025	$158,375	$112	1408	/2/1	1956	24,394 SF

APN: 09-33-329-002-0 Document #: 2025-012660
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: COUNTRY HOME ACRES MapRef: MB 3 PG 333 Abbreviated Description: Lot:7 Subdivision:COUNTRY HOME ACRES Map Ref:MB 3 PG 333City/Muni/Twp:CLEARCREEK City/Muni/Twp: CLEARCREEK

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**84 OLD 122 RD**		$252,200	$88,270	1,868	/4/2	1948	3 SF	
.03Mi.	**130 OLD 122 RD**		$489,830	$171,441	2,385	/3/2	2010	2 SF	
.06Mi.	**153 OLD 122 RD**		$154,550	$54,093	1,152	/2/1	1949	3 SF	
.09Mi.	**99 OLD 122 RD**	**04/02/2004**	$147,740	$51,709	832	/3/1	1951	2 SF	
.09Mi.	**170 OLD 122 RD**	**12/01/1989**	$232,070	$81,225	1,315	/3/1	1953	3 SF	
.1Mi.	**3460 N STATE ROUTE 48**		$174,340	$61,019	1,200	/2/1	1925	1 SF	
.11Mi.	**135 OLD 122 RD**		$168,090	$58,832	1,266	/3/1	1962	1 SF	
.12Mi.	**148 OLD 122 RD**		$158,250	$55,388	1,248	/3/1	1955	1 SF	
.12Mi.	**3270 N STATE ROUTE 48**	**06/09/1992**	$199,500	$69,825	2,063	/3/2	1806	30,318 SF	
.12Mi.	**3458 N STATE ROUTE 48**	**11/01/2022**	$663,330	$232,166	1,751	/3/2	1997	9 SF	
.13Mi.	**119 OLD 122 RD**		$200,910	$70,319	1,856	/3/1	1956	1 SF	
.13Mi.	**169 OLD 122 RD**	**09/22/2020**	$197,990	$69,297	1,532	/3/1	1955	1 SF	
.13Mi.	**3238 N STATE ROUTE 48**	**09/02/2003**	$239,350	$83,773	1,502	/3/2	1955	1 SF	
.13Mi.	**3464 N STATE ROUTE 48**	**10/02/2013**	$371,610	$130,064	2,622	/4/3	1929	2 SF	
.14Mi.	**198 OLD 122 RD**		$542,020	$189,707	2,068	/1/1	2019	5 SF	
.14Mi.	**183 OLD 122 RD**		$185,250	$64,838	1,293	/3/1	1961	1 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	39.4 years old	Households:	15,093
Median Household Income:	$98,531	Households w/Family:	73%
Household Income Per Capita:	$41,568	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Lebanon City School District	Students:	5,293
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.75Mi.	**Lebanon Junior High School** Number of Students: 887 Student-Teacher Ratio: 20.16	B	Public	7 - 8
2.93Mi.	**Bowman Primary School** Number of Students: 1,163 Student-Teacher Ratio: 21.15	NA	Public	PK - 2
4.27Mi.	**Donovan Elementary School** Number of Students: 805 Student-Teacher Ratio: 23	B-	Public	3 - 4
3.27Mi.	**Berry Intermediate School** Number of Students: 847 Student-Teacher Ratio: 19.7	B-	Public	5 - 6
1.76Mi.	**Lebanon High School** Number of Students: 1,591 Student-Teacher Ratio: 22.73 Advanced Placement: Yes	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	86%	LOWER
OVERALL	83%	LOWER

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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