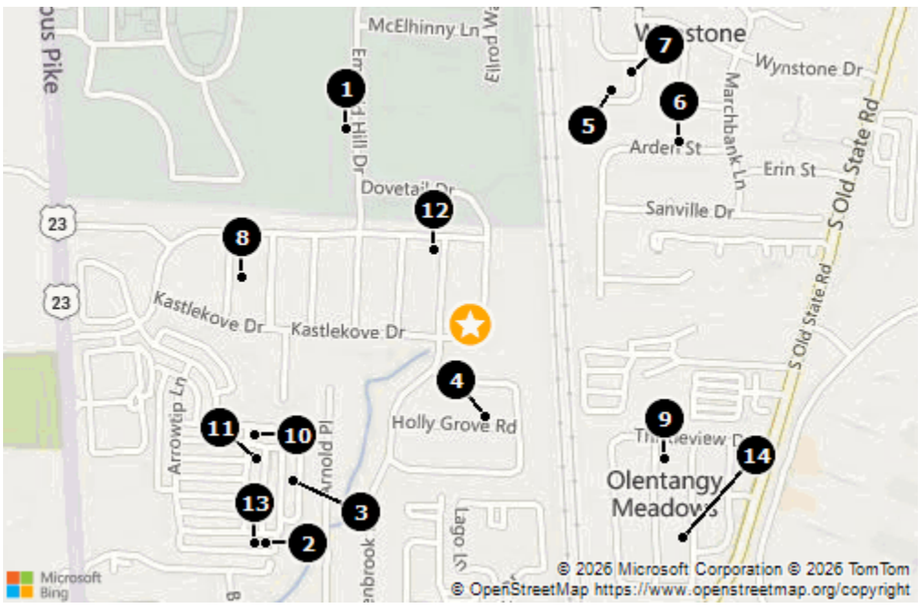
ICE SiteX Report

OrderID: 98262853

SiteX Property Information Report



Subject Property Location

8811 SWEETSHADE DR, LEWIS CENTER, OH 43035-6119

County:	**DELAWARE OH**	Census Tract:	390410115.612005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	318-343-10-065-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$444,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$390,720 - $497,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	46 2104
Assd Land Value:	$29,400	Market Land Value:	$84,000	Tax Year:	2025
Assd Improvement:	$90,160	Market Improvment Value:	$257,600	Total Taxable Value:	$6,578
Total Assessed Value:	$119,560	Total Assessor Market Value:	$341,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 234 Section: 2 District: 46 Subdivision: OLENTANGY MEADOWS SEC 2 PT 2 Sec/Twnship/Range: SEC 03 TWN 03 RNG 18
Abbreviated Description: LOT 234 OLENTANGY MEADOWS SEC 2 PT 2
City/Muni/Twp: ORNG TWP-COLS CITY-OLNTNGY LSD

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1876 SF	Baths:	2	Fireplace:	1
Year Built:	2012	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Combination
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	M+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/21/2022	Loan Amount:	N/A
Document #:	202200018581 BK-PG 1973-815	Loan Type:	FHA
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Lot: 234 Subdivision: OLENTANGY MEADOWS SECTION 2
City/Muni/Twp: COLUMBUS

Prior Transfer

Recording Date:	10/30/2019	Sales Price:	$182,005
Document #:	201900030895 BK-PG 1136-2003	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2012	Sales Price:	$188,607
Document #:	2182 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 234 Section: 2 District: 46 Subdivision: OLENTANGY MEADOWS SEC 2 PT 2 Sec/Twnship/Range: SEC 03 TWN 03 RNG 18
Abbreviated Description: LOT 234 OLENTANGY MEADOWS SEC 2 PT 2
City/Muni/Twp: ORNG TWP-COLS CITY-OLNTNGY LSD

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Prior Transfer

Recording Date:	07/19/2012	Sales Price:	$188,700
Document #:	201200024597 BK-PG 1136-2001	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/17/2012		
Document Type:			

Legal Description:
Lot: 234 Section: 2 Subdivision: OLENTANGY MEADOWS PART 2 Map Ref: CAB03 SL404
City/Muni/Twp: COLUMBUS

Area Sales Analysis

Total Area Sales	$5,600,600	Median # of Bedrooms	3
Median Lot Size	3,267 SF	Median # of Baths	2
Median Living Area	1,722 SF	Median Year Built	2005
Price Range - 2 Yrs	$110,000 to $545,000	Age Range	16 years to 30 years
Median Value	$412,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**8943 EMERALD HILL DR** **LEWIS CENTER, OH 43035-6126**	07/28/2026	$520,000	$271	1912	5/3/2	2007	8,015 SF	
		APN: 318-342-04-011-000 Document #: 202600020542 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 283 Section: 4 Subdivision: OLENTANGY MEADOWS MapRef: CAB 3 SL 621 Abbreviated Description: Lot:283 Section:4 Subdivision:OLENTANGY MEADOWS Map Ref:CAB 3 SL 621City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
2	.37Mi.	**151 ARROWFEATHER LN** **LEWIS CENTER, OH 43035-6121**	07/21/2026	$110,000	$89	1227	5/3/2	2006	3,093 SF	
		APN: 318-343-15-079-000 Document #: 202600019935 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 130 Section: 1 Subdivision: VILLAGE AT OLENTANGY MEADOWS MapRef: CAB 3 PG 651&651-A Abbreviated Description: Lot:130 Section:1 Subdivision:VILLAGE AT OLENTANGY MEADOWS Map Ref:CAB 3 PG 651&651-ACity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
3	.29Mi.	**8700 PENNYCRESS LN** **LEWIS CENTER, OH 43035-7283**	07/07/2026	$379,000	$209	1809	7/3/2	2005	3,267 SF	
		APN: 318-343-12-024-000 Document #: 202600018448 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 173 Subdivision: VILLAGE AT OLENTANGY MEADOWS MapRef: MB 3 PG 473-473 Abbreviated Description: Lot:173 Subdivision:VILLAGE AT OLENTANGY MEADOWS Map Ref:MB 3 PG 473-473City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
4	.11Mi.	**348 HOLLY GROVE RD** **LEWIS CENTER, OH 43035-8720**	07/02/2026	$435,000	$234	1856	6/4/2	2000	SF	
		APN: 318-343-04-039-000 Document #: 202600018234 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 164 Subdivision: THE WOODS OF OLENTANGY SECTION 3 MapRef: CAB 2 SL 320&320-A Abbreviated Description: Lot:164 Subdivision:THE WOODS OF OLENTANGY SECTION 3 Map Ref:CAB 2 SL 320&320-ACity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
5	.34Mi.	**8967 HOLQUEST DR** **LEWIS CENTER, OH 43035-8422**	06/25/2026	$415,000	$326	1272	5/3/1	1996	SF	
		APN: 318-341-08-018-000 Document #: 202600016746 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Subdivision: WYNSTONE SECTION 1 PHASE 2 MapRef: CAB 1 SL 557-557B Abbreviated Description: Lot:77 Subdivision:WYNSTONE SECTION 1 PHASE 2 Map Ref:CAB 1 SL 557-557BCity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
6	.35Mi.	**634 ARDEN ST** **LEWIS CENTER, OH 43035-8442**	05/12/2026	$427,000	$314	1356	6/3/2	1998	SF	
		APN: 318-341-02-013-021 Document #: 202600012223 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 247 Subdivision: WYNSTONE SECTION 3 MapRef: CAB1 SL748,784A&748B Abbreviated Description: Lot:247 Subdivision:WYNSTONE SECTION 3 Map Ref:CAB1 SL748,784A&748BCity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
7	.37Mi.	**9003 HOLQUEST DR** **LEWIS CENTER, OH 43035-8422**	05/08/2026	$416,000	$320	1296	5/3/2	1996	SF	
		APN: 318-341-08-021-000 Document #: 202600011979 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: WYNSTONE SECTION 1 Phase No: 2 MapRef: CAB1 SL557,557A&557B Abbreviated Description: Lot:80 Subdivision:WYNSTONE SECTION 1 Phase No:2 Map Ref:CAB1 SL557,557A&557BCity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
8	.29Mi.	**8824 ROCK DOVE RD** **LEWIS CENTER, OH 43035-7232**	04/23/2026	$475,000	$221	2140	7/4/2	2007	5,750 SF	
		APN: 318-343-08-028-000 Document #: 202600010460 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: OLENTANGY MEADOWS SECTION 1 MapRef: CAB 3 SL 355 Abbreviated Description: Lot:70 Subdivision:OLENTANGY MEADOWS SECTION 1 Map Ref:CAB 3 SL 355City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
9	.29Mi.	**8628 CLOVER GLADE DR** **LEWIS CENTER, OH 43035-8649**	04/13/2026	$410,000	$250	1634	7/4/2	2002	5,009 SF	
		APN: 318-344-05-020-000 Document #: 202600009425 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 90 Section: 2 Subdivision: OLENTANEY GLADE MapRef: CAB 2 PG 757 Abbreviated Description: Lot:90 Section:2 Subdivision:OLENTANEY GLADE Map Ref:CAB 2 PG 757City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
10	.3Mi.	**145 FEATHERTIP LN** **LEWIS CENTER, OH 43035-7281**	04/01/2026	$319,600	$263	1213	6/3/1	2005	3,485 SF	
		APN: 318-343-16-001-000 Document #: 202600008274 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 146 Subdivision: VILLAGE AT OLENTANGY MEADOWS SECTION 1 MapRef: CAB 3 PG 473&473A Abbreviated Description: Lot:146 Subdivision:VILLAGE AT OLENTANGY MEADOWS SECTION 1 Map Ref:CAB 3 PG 473&473AAbbreviated Description:PART 1 City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS								
11	.31Mi.	**8714 PRAIRIE FROST LN** **LEWIS CENTER, OH 43035-6120**	03/18/2026	$405,000	$214	1888	7/3/2	2009	3,267 SF	
		APN: 318-343-16-032-000 Document #: 202600007066 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: VILLAGE AT OLENTANGY MEADOWS SECTION 1 PART 2 MapRef: CAB 3 SL 651A Abbreviated Description: Lot:144 Subdivision:VILLAGE AT OLENTANGY MEADOWS SECTION 1 PART 2 Map Ref:CAB 3 SL 651ACity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

12	.11Mi.	**8863 OLENBROOK DR** **LEWIS CENTER, OH 43035-9715**	03/17/2026	$545,000	$193	2810	9/4/2	2010	7,928 SF

APN: 318-343-10-034-000 Document #: 202600006802
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 198 Section: 2 Subdivision: OLENTANGY MEADOWS MapRef: CAB 3 SL 403 Abbreviated Description: Lot:198 Section:2 Subdivision:OLENTANGY MEADOWS Map Ref:CAB 3 SL 403City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

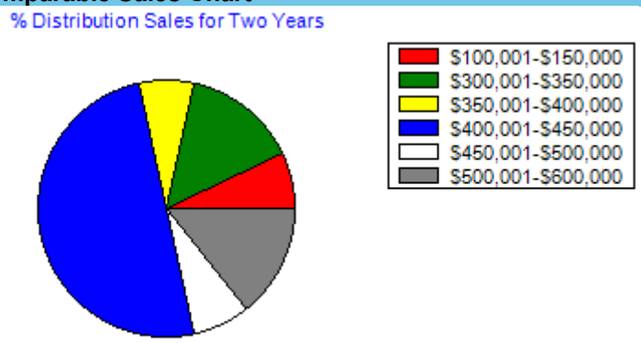
13	.38Mi.	**143 ARROWFEATHER LN** **LEWIS CENTER, OH 43035-6121**	12/04/2025	$342,000	$285	1197	5/3/2	2006	3,267 SF

APN: 318-343-15-077-000 Document #: 202500029322
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: VILLAGE AT OLENTANGY MEADOWS SECTION 1 MapRef: CAB 3 SL 651&651A Abbreviated Description: Lot:128 Subdivision:VILLAGE AT OLENTANGY MEADOWS SECTION 1 Map Ref:CAB 3 SL 651&651ACity/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

14	.37Mi.	**8569 FERNBROOK DR** **LEWIS CENTER, OH 43035-8781**	12/01/2025	$402,000	$215	1864	7/4/2	2003	5,009 SF

APN: 318-344-05-007-000 Document #: 202500028977
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: OLENTANGY GLADE SECTION 2 PART 2 MapRef: CAB 2 SL 758 Abbreviated Description: Lot:104 Subdivision:OLENTANGY GLADE SECTION 2 PART 2 Map Ref:CAB 2 SL 758City/Muni/Twp:COLUMBUS City/Muni/Twp: COLUMBUS

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.	**8811 SWEETSHADE DR**	**07/19/2012**	$341,600	$119,560	1,876	7/3/2	2012	10,454 SF	
.01Mi.	**8817 SWEETSHADE DR**	**01/31/2013**	$385,800	$135,030	2,085	8/3/2	2012	6,316 SF	
.02Mi.	**8810 OLENBROOK DR**	**04/30/2021**	$371,800	$130,130	1,808	6/3/2	2011	6,316 SF	
.02Mi.	**8804 OLENBROOK DR**	**10/10/2011**	$425,100	$148,790	2,445	8/4/2	2011	7,928 SF	
.03Mi.	**8816 OLENBROOK DR**	**10/04/2012**	$424,600	$148,610	2,443	8/4/2	2012	6,316 SF	
.03Mi.	**8823 SWEETSHADE DR**	**06/27/2024**	$483,900	$169,370	2,553	7/4/3	2012	7,492 SF	
.03Mi.	**8800 SWEETSHADE DR**	**12/13/2012**	$430,000	$150,500	2,515	7/4/2	2012	7,579 SF	
.03Mi.	**8806 SWEETSHADE DR**	**10/22/2012**	$380,500	$133,180	2,085	7/4/2	2012	6,970 SF	Yes
.03Mi.	**8812 SWEETSHADE DR**	**08/26/2014**	$388,500	$135,980	2,067	6/3/2	2012	6,882 SF	
.03Mi.	**8822 OLENBROOK DR**	**07/10/2018**	$410,000	$143,500	2,085	7/3/3	2012	7,492 SF	
.03Mi.	**8818 SWEETSHADE DR**	**07/23/2025**	$460,500	$161,180	2,707	7/4/3	2013	6,316 SF	
.04Mi.	**8824 SWEETSHADE DR**	**07/19/2012**	$371,800	$130,130	2,085	6/3/2	2012	5,750 SF	
.04Mi.	**8829 SWEETSHADE DR**	**10/25/2012**	$411,100	$143,890	2,176	8/4/2	2012	7,492 SF	
.04Mi.	**8828 OLENBROOK DR**	**02/21/2025**	$390,800	$136,780	1,907	9/3/2	2011	6,882 SF	
.04Mi.	**8830 SWEETSHADE DR**	**08/09/2024**	$429,800	$150,430	1,988	6/3/3	2012	6,316 SF	
.05Mi.	**8841 SWEETSHADE DR**	**03/14/2013**	$317,300	$111,060	1,400	7/3/2	2012	6,316 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	36.1 years old	Households:	13,508
Median Household Income:	$144,202	Households w/Family:	80%
Household Income Per Capita:	$57,899	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	53%

School District

School District Zone:	Olentangy Local School District	Students:	24,133
Number of Schools:	29	Rating:	A+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.22Mi.	**Olentangy Meadows Elementary School** Number of Students: 574 Student-Teacher Ratio: 18.44	B	Public	KG - 5
2.36Mi.	**Orange Middle School** Number of Students: 1,056 Student-Teacher Ratio: 16.76	A-	Public	6 - 8
2.46Mi.	**Orange High School** Number of Students: 1,936 Student-Teacher Ratio: 20.9	A-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	70%	NOTABLY 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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