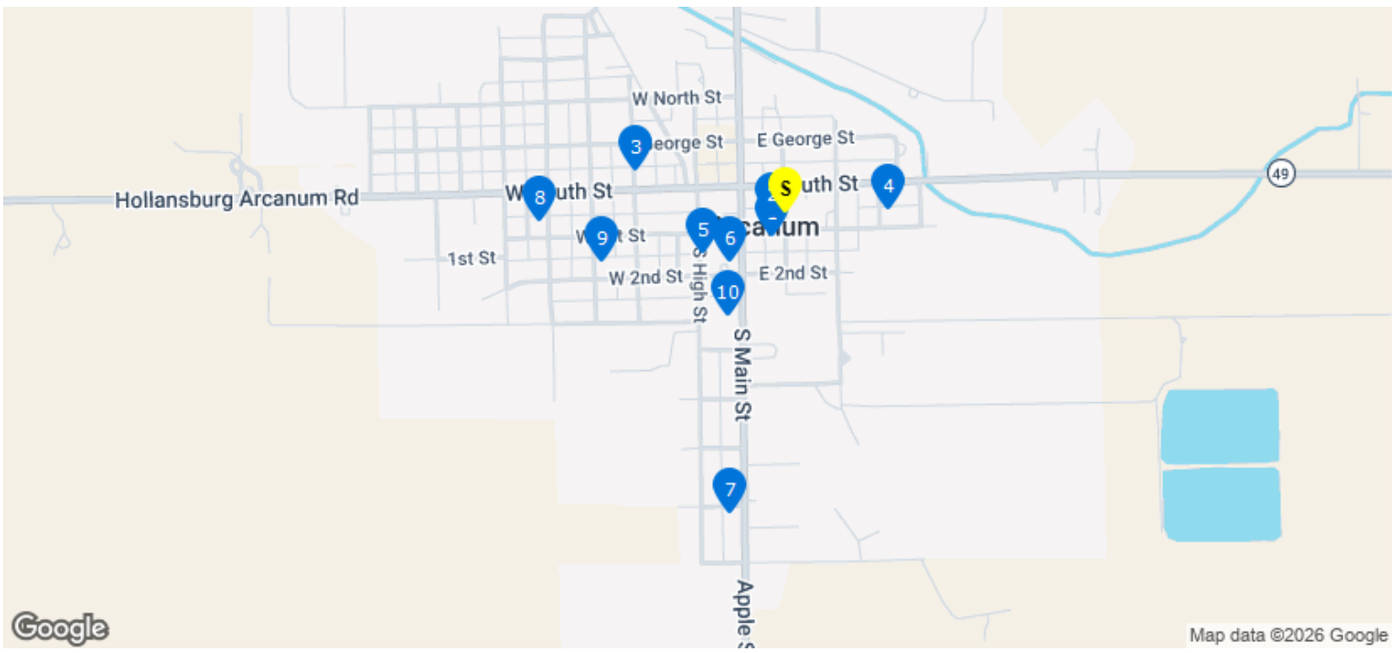
ICE SiteX Report

OrderID: 98779247

SiteX Property Information Report



Subject Property Location

8 E SOUTH ST, ARCANUM, OH 45304-1236

County:	**DARKE OH**	Census Tract:	5701.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	P59-2-308-09-01-03-10800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$215,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$180,600 - $249,400	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,820	Market Land Value:	$25,200	Tax Year:	2025
Assd Improvement:	$41,220	Market Improvment Value:	$117,780	Total Taxable Value:	$1,828
Total Assessed Value:	$50,040	Total Assessor Market Value:	$142,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 81 District: P59 Subdivision: HOUKS 2ND ADDN

Abbreviated Description:	HOUKS 2ND ADDN WHOLE LOT 81
City/Muni/Twp:	TWIN TWP

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:	4	Pool:	
Building Area:	1989 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Combination
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:	Full Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	$39,249
Document #:	202600003041 BK-PG 572-1219	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/14/2025	Loan Amount:	N/A
Document #:	202500001222 BK-PG 572-1219	Loan Type:	Stand Alone Second
Contract Date:	12/30/2024		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: HOUKS SECOND ADDITION Map Ref: 0
City/Muni/Twp: ARCANUM

Prior Transfer

Recording Date:	04/18/2024	Sales Price:	$126,262
Document #:	202400001734 BK-PG 523-1547	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

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Prior Transfer

Recording Date:	02/21/2023	Sales Price:	$126,262
Document #:	202300000910 BK-PG 523-1547	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$126,262
Document #:	202100005032 BK-PG 523-1547	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/13/2018	Loan Amount:	N/A
Document #:	201800007524 BK-PG -	Loan Type:	Conventional
Contract Date:	12/11/2018		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Subdivision: HOUKS SECOND ADDTIION Map Ref: MB1 PG100
City/Muni/Twp: ARCANUM

Prior Transfer

Recording Date:	12/13/2018	Sales Price:	$125,000
Document #:	201800007523 BK-PG 523-1545	Type of Sale:	Arms-Length Transfer
Contract Date:	12/11/2018		
Document Type:	Deed		

Legal Description:
Subdivision: HOUKS SECOND ADDTIION Map Ref: MB1 PG100
City/Muni/Twp: ARCANUM

Prior Transfer

Recording Date:	10/21/2016	Sales Price:	N/A
Document #:	201600006410 BK-PG 487-0262	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/17/2015	Sales Price:	$94,627
Document #:	201500004782 BK-PG 423-3435	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/15/2015	Loan Amount:	N/A
Document #:	201500002807 BK-PG 487-00262	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/08/2015		
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Subdivision: HOUKS SECOND ADDITION Map Ref: 0
City/Muni/Twp: ARCANUM

Mortgage Record

Recording Date:	09/24/2009	Loan Amount:	N/A
Document #:	200900007339 BK-PG 423-03435	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/18/2009		
TD Due Date:	10/01/2039	Type Finance:	

Legal Description:
Subdivision: HOUKS SECOND ADDITION Map Ref: 0
City/Muni/Twp: ARCANUM

Prior Transfer

Recording Date:	04/11/2005	Sales Price:	$61,500
Document #:	200500003064 BK-PG 731-0983	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/05/2003	Loan Amount:	N/A
Document #:	200300009695 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/01/2003		
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:
Subdivision: HOUKS SECOND ADDITION Map Ref: MB1 PG100
City/Muni/Twp: ARCANUM

Prior Transfer

Recording Date:	08/05/2003	Sales Price:	$96,000
Document #:	200300009694 BK-PG 330-02309	Type of Sale:	Arms-Length Transfer
Contract Date:	08/01/2003		
Document Type:	Deed		

Legal Description:
Subdivision: HOUKS SECOND ADDITION Map Ref: MB1 PG100
City/Muni/Twp: ARCANUM

Mortgage Record

Recording Date:	08/02/2000	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	08/02/2000		

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TD Due Date:	08/02/2030	Type Finance:	Fixed Rate

Legal Description:
Abbreviated Description: HOUKS 2ND ADD LOT 81 ARCANUM SD

Prior Transfer

Recording Date:	08/02/2000	Sales Price:	$93,000
Document #:	BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/02/2000		
Document Type:	Deed		

Legal Description:
Abbreviated Description: HOUKS 2ND ADD LOT 81 ARCANUM SD

Area Sales Analysis

Total Area Sales	$1,942,500	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	1
Median Living Area	2,032 SF	Median Year Built	1900
Price Range - 2 Yrs	$140,000 to $273,000	Age Range	126 years to 146 years
Median Value	$199,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**5 S MAIN ST** **ARCANUM, OH 45304-1219**	08/04/2026	$140,000	$61	2284	9/3/2	1900	7,200 SF	
		APN: P59-2-308-09-01-03-11000 Document #: 202600004450 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 76 Subdivision: HOUKS SECOND ADDITION MapRef: VOL 454 PG 3310 Abbreviated Description: Lot:76 Subdivision:HOUKS SECOND ADDITION Map Ref:VOL 454 PG 3310City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
2	.03Mi.	**15 E 1ST ST** **ARCANUM, OH 45304-1207**	09/28/2026	$168,000	$113	1483	5/3/2	1900	7,200 SF	
		APN: P59-2-308-09-01-03-11400 Document #: 202600005621 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 80 Subdivision: HOUKS ADDITION MapRef: MB 1 PG 41 Abbreviated Description: Lot:80 Subdivision:HOUKS ADDITION Map Ref:MB 1 PG 41City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
3	.04Mi.	**13 S MAIN ST** **ARCANUM, OH 45304-1219**	10/09/2026	$198,000	$124	1597	6/3/1	1900	7,200 SF	
		APN: P59-2-308-09-01-03-11200 Document #: 202600005877 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 78 Subdivision: HOUCKS SECOND ADDITION Abbreviated Description: Lot:78 Subdivision:HOUCKS SECOND ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
4	.06Mi.	**2 N MAIN ST** **ARCANUM, OH 45304-1325**	08/19/2026	$187,000	$61	3066	10/4/2	1880	7,200 SF	
		APN: P59-2-308-04-03-03-14400 Document #: 202600004811 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Abbreviated Description: Lot:13 City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
5	.06Mi.	**S MAIN** **, OH 45304-**	08/05/2026	$65,000	$20	3329	14//	1900	5,750 SF	
		APN: P59-2-308-09-04-01-10100 Document #: 202600004482 Document Type: Executor's Deed Price Code: Land Use: Medical Bldg/Clinic Legal: Abbreviated Description: City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
6	.07Mi.	**4 N MAIN ST** **ARCANUM, OH 45304-1325**	10/28/2026	$235,000	$101	2320	8/3/1	1880	7,200 SF	
		APN: P59-2-308-04-03-03-14300 Document #: 202600006220 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ARCANUM Abbreviated Description: Lot:14 Subdivision:ARCANUM City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
7	.1Mi.	**105 N ALBRIGHT ST** **ARCANUM, OH 45304-1313**	10/19/2026	$65,000	$27	2436	5/4/3	1900	7,562 SF	
		APN: P59-2-308-04-02-04-10800 Document #: 202600006003 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 315 Subdivision: JONES AND FOURMANS ADDITION Abbreviated Description: Lot:315 Subdivision:JONES AND FOURMANS ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
8	.1Mi.	**107 E 2ND ST** **ARCANUM, OH 45304-1233**	08/05/2026	$75,000	$63	1189	5/2/1	1900	7,200 SF	
		APN: P59-2-308-09-01-03-13100 Document #: 202600004481 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 158 Subdivision: HOUKS SIXTH ADDITION TO THE VILLAGE OF ARCANUM Abbreviated Description: Lot:158 Subdivision:HOUKS SIXTH ADDITION TO THE VILLAGE OF ARCANUM City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
9	.14Mi.	**111 N MAIN ST** **ARCANUM, OH 45304-1326**	04/30/2026	$139,000	$140	994	4/2/1	1880	6,621 SF	
		APN: P59-2-308-04-02-03-10900 Document #: 202600002315 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S04T08NR03E Abbreviated Description: Sec/Twnship/Range:SE4 S04T08NR03E City/Muni/Twp:TWIN City/Muni/Twp: TWIN								
10	.18Mi.	**7 N SYCAMORE ST** **ARCANUM, OH 45304-1170**	08/12/2026	$52,000	$12	4277	//	1900	3,480 SF	
		APN: P59-2-308-04-03-03-13400 Document #: 202600004676 Document Type: Warranty Deed Price Code: Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 53 Abbreviated Description: Lot:53 Abbreviated Description:PORTION LOT53 City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM								
11	.2Mi.	**204 W SOUTH ST** **ARCANUM, OH 45304-1150**	06/11/2026	$35,000	$24	1440	6/3/1	1900	7,619 SF	
		APN: P59-2-308-09-04-05-10200 Document #: 202600003315 Document Type: Executor's Deed Price Code: Q Land Use: Single Family Residential								

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Legal: Lot: 143 Subdivision: ALLREADS ADDITION Abbreviated Description: Lot:143 Subdivision:ALLREADS ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

12	.21Mi.	**201 W GEORGE ST** **ARCANUM, OH 45304-1110**	07/16/2026	$180,000	$75	2400	8/2/2	1900	7,200 SF

APN: P59-2-308-04-03-04-12300 Document #: 202600004074
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: GUNDERS ADDITION Abbreviated Description: Lot:49 Subdivision:GUNDERS ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

13	.21Mi.	**206 W GEORGE ST** **ARCANUM, OH 45304-1111**	04/17/2026	$227,600	$103	2210	8/3/1	1900	7,200 SF

APN: P59-2-308-04-03-04-12500 Document #: 202600002036
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: GUNDERS ADDITION Abbreviated Description: Lot:55 Subdivision:GUNDERS ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

14	.25Mi.	**201 W NORTH ST** **ARCANUM, OH 45304-1128**	03/26/2026	$207,000	$109	1891	5/3/2	1900	7,200 SF

APN: P59-2-308-04-03-06-13400 Document #: 202600001608
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 337 Subdivision: IVESTERS SIXTH ADDITION MapRef: MB 1 PG 55 Abbreviated Description: Lot:337 Subdivision:IVESTERS SIXTH ADDITION Map Ref:MB 1 PG 55City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

15	.26Mi.	**203 W NORTH ST** **ARCANUM, OH 45304-1128**	07/29/2026	$126,000	$77	1638	7/3/1	1900	7,200 SF

APN: P59-2-308-04-03-06-13300 Document #: 202600004371
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 338 Subdivision: IVESTERS SIXTH ADDITION Abbreviated Description: Lot:338 Subdivision:IVESTERS SIXTH ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

16	.26Mi.	**208 W NORTH ST** **ARCANUM, OH 45304-1129**	04/22/2026	$170,000	$95	1786	6/3/2	1920	7,200 SF

APN: P59-2-308-04-03-04-10400 Document #: 202600002163
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: IVESTERS ADDITION Abbreviated Description: Lot:100 Subdivision:IVESTERS ADDITION City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

17	.28Mi.	**406 S MAIN ST** **ARCANUM, OH 45304-1228**	05/13/2026	$200,000	$138	1451	4/3/1	1900	7,200 SF

APN: P59-2-308-09-04-02-10600 Document #: 202600002603
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 361 Subdivision: MILLER DULL AND FLORYS SUBDIVISION MapRef: MB 1 PG 63 Abbreviated Description: Lot:361 Subdivision:MILLER DULL AND FLORYS SUBDIVISION Map Ref:MB 1 PG 63City/Muni/Twp:ARCARUM City/Muni/Twp: ARCARUM

18	.29Mi.	**24 SEMINOLE LN** **ARCANUM, OH 45304-1348**	06/25/2026	$259,000	$176	1470	6/2/2	1985	15,002 SF

APN: P59-2-308-04-02-02-11900 Document #: 202600003565
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Section: 1 Subdivision: ARCANUM ESTATES SECTION 1 MapRef: MB 363 PG 429 Sec/Twnship/Range: SE4 S04T08NR03E Abbreviated Description: Lot:13 Section:1 Subdivision:ARCANUM ESTATES SECTION 1 Map Ref:MB 363 PG 429Sec/Twnship/Range:SE4 S04T08NR03E City/Muni/Twp:TWIN TOWNSHIP City/Muni/Twp: TWIN TOWNSHIP

19	.29Mi.	**407 S MAIN ST** **ARCANUM, OH 45304-1227**	05/28/2026	$103,000	$65	1592	7/2/1	1929	10,890 SF

APN: P59-2-308-09-01-02-12800 Document #: 202600002986
Document Type: Executor's Deed Price Code: Q
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S09T08R03E Abbreviated Description: Sec/Twnship/Range:NE4 S09T08R03E City/Muni/Twp:ARCANUM City/Muni/Twp: ARCANUM

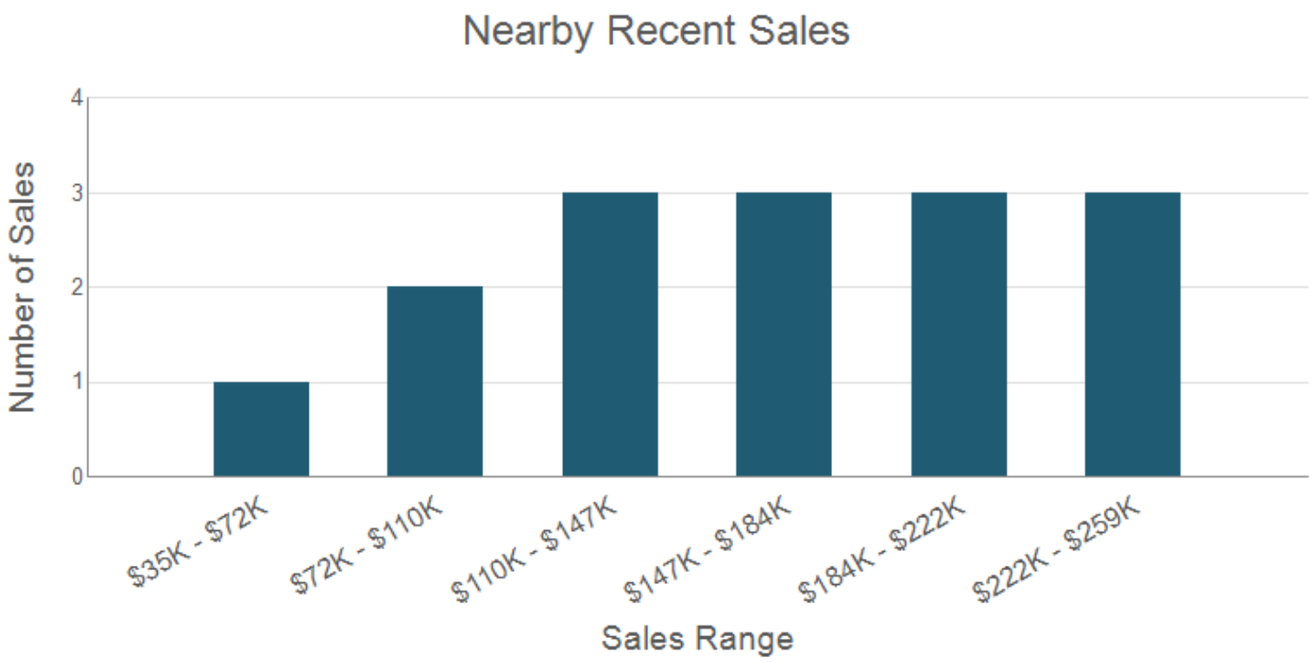
20	.3Mi.	**6969 ALTERNATE STATE ROUTE 49** **ARCANUM, OH 45304-9669**	07/17/2026	$190,000	$146	1298	4/2/1	1951	33,236 SF

APN: P59-2-308-09-01-01-10700 Document #: 202600004106
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: VOL 579 PG 3780 Sec/Twnship/Range: NE4NE4 S09T08NR03E Abbreviated Description: Map Ref:VOL 579 PG 3780Sec/Twnship/Range:NE4NE4 S09T08NR03E City/Muni/Twp:RCANUM City/Muni/Twp: RCANUM

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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.	**8 E SOUTH ST**	**12/13/2018**	$142,980	$50,040	1,989	7/4/1	1900	7,200 SF	
.01Mi.	**10 E SOUTH ST**	**09/18/2017**	$114,110	$39,940	1,243	5/2/1	1900	7,200 SF	
.02Mi.	**1 S MAIN ST**	**10/19/2009**	$178,570	$62,500	2,500	10/4/2	1900	7,200 SF	
.02Mi.	**5 S MAIN ST**	**07/06/2012**	$115,910	$40,570	2,284	9/3/2	1900	7,200 SF	
.03Mi.	**13 E 1ST ST**	**07/01/1986**	$109,650	$38,380	1,818	7/4/2	1900	7,200 SF	
.03Mi.	**15 E 1ST ST**	**04/03/2018**	$121,060	$42,370	1,483	5/3/2	1900	7,200 SF	
.03Mi.	**9 S MAIN ST**	**09/09/1998**	$93,140	$32,600	1,620	8/2/2	1900	7,200 SF	
.04Mi.	**7 E SOUTH ST**	**09/21/2007**	$135,440	$47,400	2,447	8/3/1	1900	7,200 SF	
.04Mi.	**13 S MAIN ST**	**10/24/2023**	$163,990	$57,400	1,597	6/3/1	1900	7,200 SF	
.06Mi.	**101 S MAIN ST**	**01/25/2021**	$97,990	$34,300	1,814	8/3/2	1900	7,200 SF	
.06Mi.	**12 E 1ST ST**	**06/18/2003**	$131,070	$45,870	2,849	8/3/2	1900	7,200 SF	
.06Mi.	**2 N MAIN ST**	**11/09/2007**	$168,310	$58,910	3,066	10/4/2	1880	7,200 SF	
.06Mi.	**12 E GEORGE ST**		$103,690	$36,290	1,998	7/4/1	1900	7,200 SF	
.07Mi.	**103 S MAIN ST**	**11/19/2008**	$100,290	$35,100	1,787	6/3/1	1900	7,200 SF	
.07Mi.	**4 N MAIN ST**	**04/11/2012**	$137,010	$47,950	2,320	8/3/1	1880	7,200 SF	
.07Mi.	**104 E GEORGE ST**	**08/07/2020**	$113,750	$39,820	1,710	7/3/2	1900	4,617 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	39.9 years old	Households:	2,823
Median Household Income:	$68,358	Households w/Family:	71%
Household Income Per Capita:	$34,756	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Arcanum-Butler Local School District	Students:	1,155
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Arcanum High School** Number of Students: 325 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	B+	Public	9 - 12
0.43Mi.	**Arcanum Elementary School** Number of Students: 437	A	Public	KG - 4

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Student-Teacher Ratio: 18.51

0.43Mi. **Butler Middle School** A- Public 5 - 8
Number of Students: 321
Student-Teacher Ratio: 18.77

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	32%	SIGNIFICANTLY LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	144%	NOTABLY HIGHER
MURDER	88%	LOWER
OVERALL	79%	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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