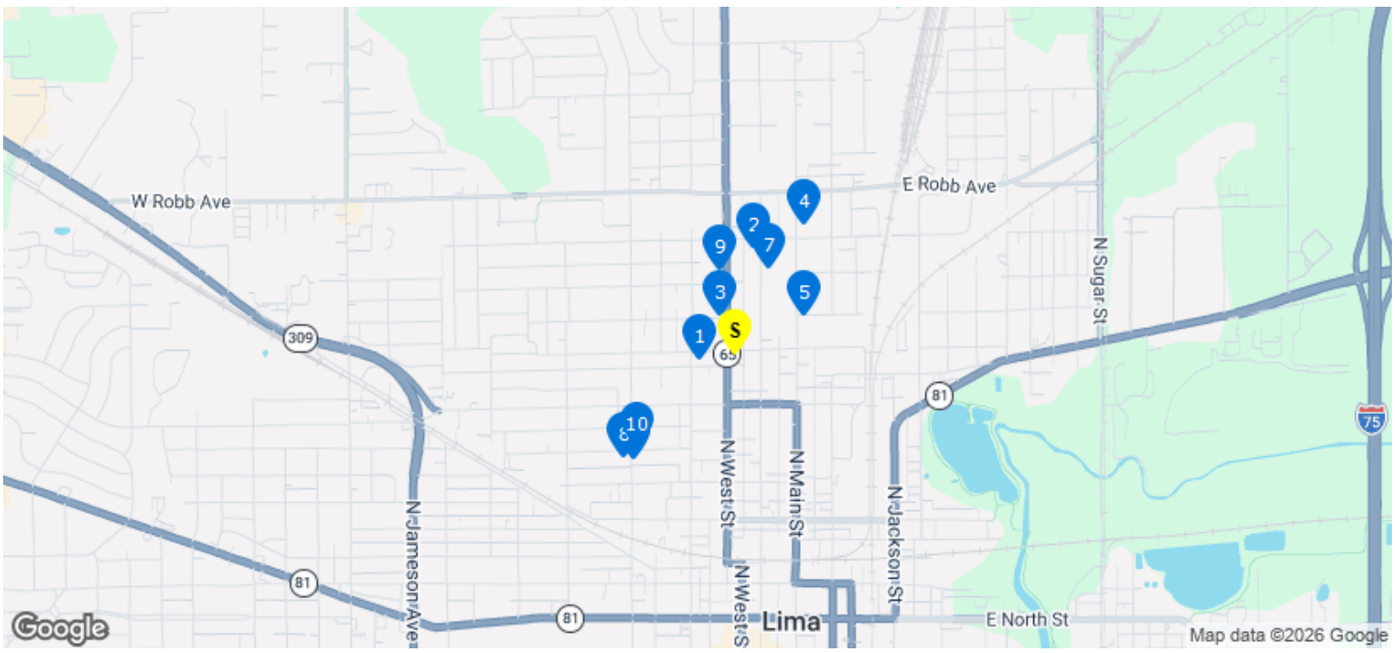
ICE SiteX Report

OrderID: 98798722

SiteX Property Information Report



Subject Property Location

909 N WEST ST, LIMA, OH 45801-3673

County:	**ALLEN OH**	Census Tract:	0123.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	36-2508-12-013.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$122,000**	FSD:	32	Common Confidence Score:	23
Value Range:	$82,960 - $161,040	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	206
Assd Land Value:	$3,960	Market Land Value:	$11,300	Tax Year:	2025
Assd Improvement:	$21,840	Market Improvment Value:	$62,400	Total Taxable Value:	$1,380
Total Assessed Value:	$25,800	Total Assessor Market Value:	$73,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4002 District: M38 Subdivision: DR E ASHTONS MAPLEWOOD ADDITION Map Ref: PM36-25-08

Abbreviated Description:	DR E ASHTONS MAPLEWOOD ADDITION LOT 4002 FF 50.00
City/Muni/Twp:	LIMA CORPORATION

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	2	Pool:	
Building Area:	1596 SF	Baths:	2	Fireplace:	1
Year Built:	1900	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	3	A/C:	None
Style:	Conventional	Basement:	Partial Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/07/2009	Sales Price:	N/A
Document #:	200912070017716 BK-PG 2009-17716	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/22/2007	Loan Amount:	N/A
Document #:	200703220003928 BK-PG 2007-03928	Loan Type:	Conventional
Contract Date:	02/27/2007		
TD Due Date:		Type Finance:	

Legal Description:

Subdivision: DR ASHTONS FIRST MAPLEWOOD ADDITION Map Ref: 0
City/Muni/Twp: LIMA

Mortgage Record

Recording Date:	06/03/2005	Loan Amount:	N/A
Document #:	200509113 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	04/12/2005		
TD Due Date:	05/01/2035	Type Finance:	

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Legal Description:
Subdivision: DR ASHTONS FIRST MAPLEWOOD ADDITION
City/Muni/Twp: LIMA

Prior Transfer

Recording Date:	06/03/2005	Sales Price:	$50,000 Multiple Parcels Involved in this transaction
Document #:	200509112 BK-PG 942-00184	Type of Sale:	Arms-Length Transfer
Contract Date:	04/12/2005		
Document Type:	Deed		

Legal Description:
Subdivision: DR ASHTONS FIRST MAPLEWOOD ADDITION
City/Muni/Twp: LIMA

Prior Transfer

Recording Date:	11/10/2004	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: M38 Subdivision: DR E ASHTONS MAPLEWOOD ADDITION
Abbreviated Description: DR E ASHTONS MAPLEWOOD ADDITION LOT 4002 FF 50.00
City/Muni/Twp: LIMA CORPORATION

Area Sales Analysis

Total Area Sales	$1,110,000	Median # of Bedrooms	3
Median Lot Size	8,103 SF	Median # of Baths	1
Median Living Area	1,546 SF	Median Year Built	1917
Price Range - 2 Yrs	$65,000 to $164,000	Age Range	102 years to 124 years
Median Value	$107,500	Median Age	109 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1020 N MCDONEL ST** **LIMA, OH 45801-3622**	07/27/2026	$137,500	$109	1260	6/3/1	1911	10,019 SF	
		APN: 36-2508-01-008.000 Document #: 202607270007812 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5591 Subdivision: ASHTON LAND COMPANYS SUBDIVISION Abbreviated Description: Lot:5591 Subdivision:ASHTON LAND COMPANYS SUBDIVISION City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
2	.13Mi.	**475 TREMONT AVE** **LIMA, OH 45801-3645**	06/30/2026	$38,000	$40	946	4/2/1	1959	6,490 SF	
		APN: 36-2508-11-002.000 Document #: 202606300006853 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3917,3918 Subdivision: DR E ASHTONS MAPLEWOOD ADDITION MapRef: MB 3 PG 154-155 Abbreviated Description: Lot:3917,3918 Subdivision:DR E ASHTONS MAPLEWOOD ADDITION Map Ref:MB 3 PG 154-155City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
3	.13Mi.	**720 N WEST ST** **LIMA, OH 45801-4065**	06/11/2026	$90,000	$60	1496	6/3/2	1920	7,013 SF	
		APN: 37-3010-07-005.000 Document #: 202606110006111 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: ROBBS FOURTH ADDITION Land Lot: 3635 MapRef: PB 2 PG 344 & 345 Abbreviated Description: Subdivision:ROBBS FOURTH ADDITION Land Lot:3635 Map Ref:PB 2 PG 344 & 345City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
4	.18Mi.	**923 BURCH AVE** **LIMA, OH 45801-3613**	06/15/2026	$142,000	$138	1029	5/2/1	1946	9,714 SF	
		APN: 36-2508-10-017.000 Document #: 202606150006214 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: AG FELTZS SUB-DIVISION Land Lot: 12207 MapRef: MB 6 PG 76 Abbreviated Description: Subdivision:AG FELTZS SUB-DIVISION Land Lot:12207 Map Ref:MB 6 PG 76Abbreviated Description:LOT: SOUTH 1/2 OF INLOT #12208; L LOT:12208 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
5	.19Mi.	**935 N MAIN ST** **LIMA, OH 45801-3601**	06/08/2026	$49,100	$50	980	5/2/1	1930	12,676 SF	
		APN: 37-3007-07-027.000 Document #: 202606080005895 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: ROBBS SECOND ADDITI8ON Land Lot: 164 MapRef: PB 1 PG 63 Abbreviated Description: Subdivision:ROBBS SECOND ADDITI8ON Map Ref:PB 1 PG 63Abbreviated Description:LOT: PART OF OUT LOT NUMBER (164) City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
6	.22Mi.	**689 N ELIZABETH ST** **LIMA, OH 45801-4070**	09/09/2026	$50,000	$26	1895	10/5/1	1920	8,015 SF	
		APN: 37-3010-08-042.000 Document #: 202609090009443 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 205 Subdivision: MCKIBBEN AND ROBBS ADDITION TO OUT LOTS MapRef: MB 1 PG 73 Abbreviated Description: Lot:205 Subdivision:MCKIBBEN AND ROBBS ADDITION TO OUT LOTS Map Ref:MB 1 PG 73City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
7	.26Mi.	**108 E EDWARDS ST** **LIMA, OH 45801-2912**	06/22/2026	$120,000	$106	1136	4/2/1	1955	10,846 SF	
		APN: 37-3007-06-009.000 Document #: 202606220006505 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: ROBB ADDITION Land Lot: 141 Sec/Twnship/Range: NW4S30T3SR7E Abbreviated Description: Subdivision:ROBB ADDITION Land Lot:141 Sec/Twnship/Range:NW4S30T3SR7E City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
8	.26Mi.	**1012 N MAIN ST** **LIMA, OH 45801-3604**	06/16/2026	$35,000	$45	780	4/2/1	1940	20,038 SF	
		APN: 37-3007-05-012.000 Document #: 202606160006288 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: ROBB ADDITION OF OUTLOTS Land Lot: 138 MapRef: MB 2 PG 134-135 Sec/Twnship/Range: NW4S30T3SR07E Abbreviated Description: Subdivision:ROBB ADDITION OF OUTLOTS Map Ref:MB 2 PG 134-135Sec/Twnship/Range:NW4S30T3SR07E Abbreviated Description:LOT: PART OF OUTLOT 138 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA								
9	.28Mi.	**17 SUPERIOR CT** **LIMA, OH 45801-4015**	06/30/2026	$21,300			//		SF	

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APN: 37-3033-01-016.000 Document #: 202606300006854
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 102 Subdivision: MCKIBBENS ADDITION OF OUT LOTS MapRef: MB 2 PG 132 & 133 Abbreviated Description: Lot:102 Subdivision:MCKIBBENS ADDITION OF OUT LOTS Map Ref:MB 2 PG 132 & 133City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

10	.3Mi.	**501 W OCONNOR AVE** **LIMA, OH 45801-3636**	06/29/2026	$165,000	$151	1090	5/3/1	1950	11,848 SF

APN: 36-2505-05-001.000 Document #: 202606290006804
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: OBRIENS ADDITION Land Lot: 13307 Abbreviated Description: Subdivision:OBRIENS ADDITION Land Lot:13307 Abbreviated Description:L LOT:13308 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

11	.34Mi.	**762 N MAIN ST** **LIMA, OH 45801-4012**	10/26/2026	$8,000			//		10,019 SF

APN: 37-3010-10-012.000 Document #: 202610260011150
Document Type: Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 1127 Subdivision: ROBBS 3RD ADDITION MapRef: PB 2 PG 22 & 23 Abbreviated Description: Lot:1127 Subdivision:ROBBS 3RD ADDITION Map Ref:PB 2 PG 22 & 23City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

12	.34Mi.	**535 CORTLANDT AVE** **LIMA, OH 45801-3557**	10/09/2026	$62,000	$49	1274	6/3/1	1925	4,008 SF

APN: 36-2509-03-035.000 Document #: 202610090010682
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13605 Subdivision: QUILNA ADDITION MapRef: MB 5 PG 62-63 Abbreviated Description: Lot:13605 Subdivision:QUILNA ADDITION Map Ref:MB 5 PG 62-63City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

13	.35Mi.	**520 MARIAN AVE** **LIMA, OH 45801-3947**	10/02/2026	$135,000	$112	1200	6/3/1	1921	5,140 SF

APN: 36-2509-06-031.000 Document #: 202610020010400
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12147 Subdivision: SAN FELICE NO 2 MapRef: MB 6 PG 74 Abbreviated Description: Lot:12147 Subdivision:SAN FELICE NO 2 Map Ref:MB 6 PG 74City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

14	.36Mi.	**560 W OCONNOR AVE** **LIMA, OH 45801-3637**	10/06/2026	$174,500	$144	1216	5/3/1	1956	8,756 SF

APN: 36-2505-01-002.000 Document #: 202610060010521
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13248 Subdivision: OBRIENS ADDITION MapRef: MB 5 PG 60 & 61 Abbreviated Description: Lot:13248 Subdivision:OBRIENS ADDITION Map Ref:MB 5 PG 60 & 61City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

15	.36Mi.	**612 N WEST ST** **LIMA, OH 45801-4019**	08/04/2026	$37,000	$27	1356	5/2/1	1920	9,540 SF

APN: 37-3010-08-020.000 Document #: 202608040008086
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: MCKIBBENS ADDITION OF OUT LOTS Abbreviated Description: Subdivision:MCKIBBENS ADDITION OF OUT LOTS Abbreviated Description:LOT: PART OF OUTLOT NUMBER ONE HUNDRED (100) City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

16	.38Mi.	**1033 N CENTRAL AVE** **LIMA, OH 45801-2901**	10/08/2026	$25,000	$16	1537	5/2/1	1946	6,142 SF

APN: 37-3007-04-022.000 Document #: 202610080010657
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 11105 Subdivision: EMERALD PARK ADDITION Abbreviated Description: Lot:11105 Subdivision:EMERALD PARK ADDITION City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

17	.39Mi.	**518 HAZEL AVE** **LIMA, OH 45801-3941**	10/13/2026	$164,000	$107	1536	6/3/1	1913	6,360 SF

APN: 36-2509-10-035.000 Document #: 202610130010732
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5920 Subdivision: ELMWOOD PLACE Abbreviated Description: Lot:5920 Subdivision:ELMWOOD PLACE City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

18	.39Mi.	**730 N MAIN ST** **LIMA, OH 45801-4012**	06/26/2026	$203,700	$114	1789	10/3/2	1920	10,019 SF

APN: 37-3010-10-019.000 Document #: 202606260006747
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 1050 Subdivision: MCKIBBENS SECOND ADDITION MapRef: MB 1 PG 79 Abbreviated Description: Lot:1050 Subdivision:MCKIBBENS SECOND ADDITION Map Ref:MB 1 PG 79City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

19	.4Mi.	**528 HAZEL AVE** **LIMA, OH 45801-3941**	07/24/2026	$65,000	$37	1768	6/3/1	1915	7,841 SF

APN: 36-2509-10-032.000 Document #: 202607240007745
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5917 Subdivision: ELMWOOD PLACE MapRef: MB 3 PG 229 Abbreviated Description: Lot:5917 Subdivision:ELMWOOD PLACE Map Ref:MB 3 PG 229City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

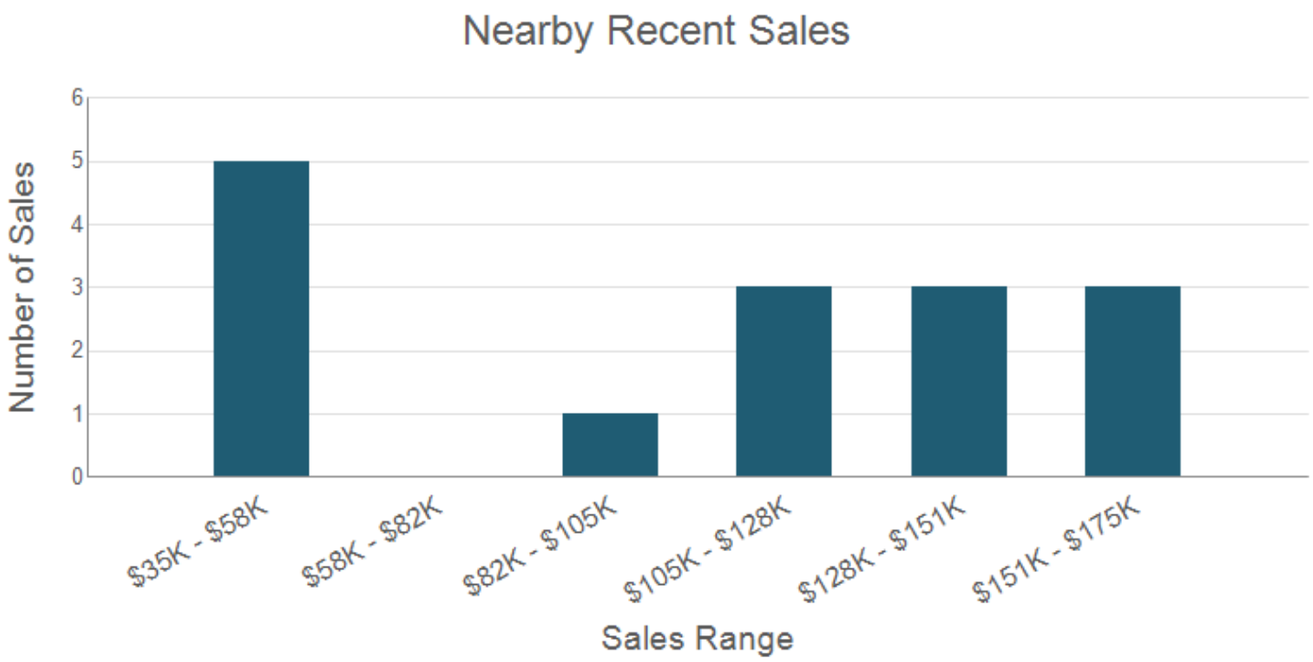
20	.41Mi.	**121 W ROBB AVE** **LIMA, OH 45801-2844**	10/14/2026	$40,000	$35	1144	6/2/1	1920	2,091 SF

APN: 37-3006-05-003.000 Document #: 202610140010820
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7718 Subdivision: DC DUNNS 2ND ADDITION MapRef: MB 6 PG 5 Sec/Twnship/Range: NW4S30T3SR07E Abbreviated Description: Subdivision:DC DUNNS 2ND ADDITION Map Ref:MB 6 PG 5Sec/Twnship/Range:NW4S30T3SR07E Abbreviated Description:LOT: PART OF LOT 7718 City/Muni/Twp:CITY OF LIMA City/Muni/Twp: CITY OF LIMA

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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.	**909 N WEST ST**	**06/03/2005**	$73,700	$25,800	1,596	6/2/2	1900	10,019 SF	
.02Mi.	**923 N WEST ST**	**09/08/2022**	$89,300	$31,260	1,478	6/3/1	1910	10,019 SF	
.02Mi.	**901 N WEST ST**	**02/28/2024**	$76,500	$26,780	1,680	7/3/1	1900	10,019 SF	
.03Mi.	**927 N WEST ST**	**05/15/2000**	$74,000	$25,910	1,336	6/3/2	1900	10,019 SF	
.04Mi.	**376 W MURPHY ST**	**03/14/2018**	$64,500	$22,580	1,391	6/3/1	1920	5,009 SF	
.04Mi.	**900 N WEST ST**	**01/13/2022**	$56,700	$19,850	1,388	6/3/1	1916	3,311 SF	
.04Mi.	**767 N WEST ST**	**02/28/2013**	$88,900	$31,120	1,824	7/2/1	1920	5,358 SF	
.04Mi.	**234 W MURPHY ST**	**02/25/2019**	$53,500	$18,730	1,038	6/3/1	1924	6,708 SF	
.04Mi.	**365 W MURPHY ST**	**10/12/2007**	$62,200	$21,770	960	5/2/1	1959	5,314 SF	
.04Mi.	**918 N MCDONEL ST**	**07/15/1997**	$45,700	$16,000	672	4/2/1	1944	10,019 SF	
.04Mi.	**908 N MCDONEL ST**	**06/14/2022**	$81,300	$28,460	2,072	5/3/2	1920	10,019 SF	
.04Mi.	**335 TREMONT AVE**	**05/31/2012**	$64,300	$22,510	1,106	4/2/1	1954	7,492 SF	
.05Mi.	**922 N MCDONEL ST**	**06/06/2022**	$75,800	$26,540	1,760	6/3/2	1930	10,019 SF	
.05Mi.	**914 N WEST ST**	**07/24/2023**	$67,100	$23,490	1,401	7/3/1	1911	9,017 SF	
.05Mi.	**763 N WEST ST**	**10/03/2024**	$59,400	$20,790	1,288	6/2/1	1920	8,973 SF	
.05Mi.	**926 N MCDONEL ST**	**08/25/2000**	$56,600	$19,820	864	5/3/1	1944	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	39.0 years old	Households:	8,160
Median Household Income:	$53,142	Households w/Family:	48%
Household Income Per Capita:	$24,986	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Lima City School District	Students:	3,370
Number of Schools:	9	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.52Mi.	**Liberty Arts Magnet K-8** Number of Students: 343 Student-Teacher Ratio: 17.15	D+	Public	KG - 8
1.06Mi.	**Lima Senior High School** Number of Students: 1,004 Student-Teacher Ratio: 14.92	D	Public	9 - 12

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1.83Mi. **Lima South Science-Technology Magnet K-8** Number of Students: 172 Student-Teacher Ratio: 8.6		B	Public	KG - 8
0.30Mi. **Lima North Middle School** Number of Students: 321 Student-Teacher Ratio: 13.96		D-	Public	5 - 6
2.17Mi. **Lima West Middle School** Number of Students: 334 Student-Teacher Ratio: 10.12		F	Public	7 - 8
0.30Mi. **Independence Elementary School** Number of Students: 272 Student-Teacher Ratio: 18.13		D	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	113%	HIGHER
OVERALL	114%	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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