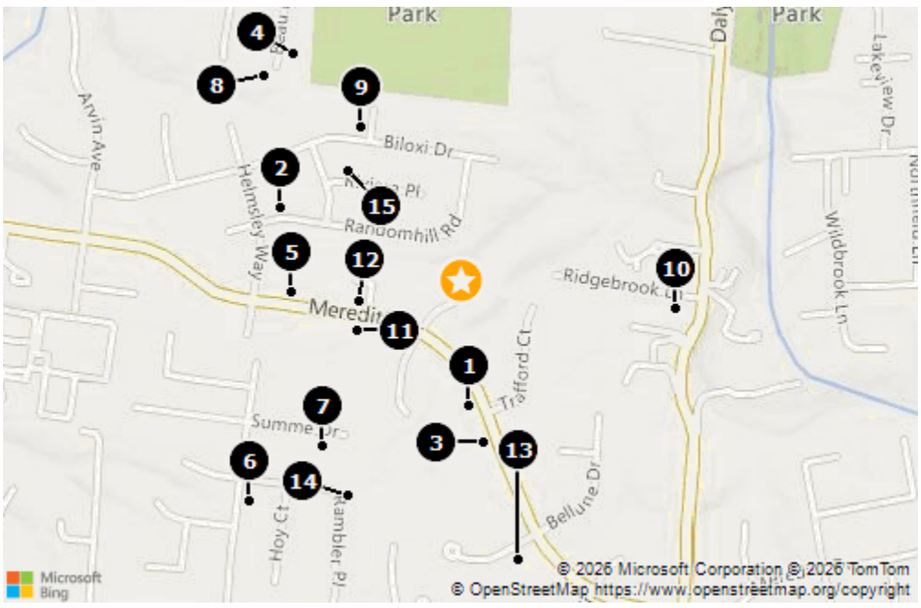
ICE SiteX Report

OrderID: 98738606

SiteX Property Information Report



Subject Property Location

9639 TANBARK CT, CINCINNATI, OH 45231-3235

County:	**HAMILTON OH**	Census Tract:	390610216.022001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	590-0322-0018-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$210,930 - $263,070	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	122
Assd Land Value:	$6,779	Market Land Value:	$19,370	Tax Year:	2025
Assd Improvement:	$56,221	Market Improvment Value:	$160,630	Total Taxable Value:	$3,803
Total Assessed Value:	$63,000	Total Assessor Market Value:	$180,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 292

Abbreviated Description:	TANBARK CT 43.16 X 132 IRR LOT 292 LEXINGTON HTSSUB BL F
City/Muni/Twp:	SPRINGFIELD

Property Characteristics

Lot Size:	9,496 SF	Bedrooms:	3	Pool:	
Building Area:	1672 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/23/2025	Sales Price:	N/A
Document #:	2025-0082810 BK-PG 14527-1923	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/25/2023	Loan Amount:	N/A
Document #:	2023-0068331 BK-PG 15007-1948	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:

Lot: 292 Subdivision: LEXINGTON HEIGHTS SUBDIVISION Sec/Twnship/Range: S27T03R01 MP
City/Muni/Twp: SPRINGFIELD TOWNSHIP

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	$180,000
Document #:	2021-0127285 BK-PG 14527-1921	Type of Sale:	Full Amount on Deed
Contract Date:	09/24/2021		
Document Type:			

Legal Description:

Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION Map Ref: MB 110 PG 11-14 Sec/Twnship/Range: S27T03R01
City/Muni/Twp: SPRINGFIELD TOWNSHIP

ICE SiteX Report

OrderID: 98738606

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	$180,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 292
Abbreviated Description: TANBARK CT 43.16 X 132 IRR LOT 292 LEXINGTON HTSSUB BL F
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	09/24/2015	Sales Price:	$18,000
Document #:	15-102560 BK-PG 13001-00358	Type of Sale:	Full Amount on Deed
Contract Date:	06/08/2015		
Document Type:			

Legal Description:
Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION Map Ref: MB110 PG11-14 Sec/Twnship/Range: S27T03R01 MP
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	08/21/2015	Sales Price:	$15,328
Document #:	15-089262 BK-PG 12974-00586	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2015		
Document Type:			

Legal Description:
Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION Map Ref: MB110 PG11-14 Sec/Twnship/Range: S27T03R01 MP
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	08/25/2003	Loan Amount:	N/A
Document #:	03-467119 BK-PG 9374-02614	Loan Type:	Unknown
TD Due Date:	08/20/2033	Type Finance:	

Legal Description:
Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION Sec/Twnship/Range: S27T03R01 MP
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	11/29/2001	Loan Amount:	N/A
Document #:	01-218421 BK-PG 8756-04196	Loan Type:	Unknown
TD Due Date:	11/26/2031	Type Finance:	

Legal Description:
Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION Sec/Twnship/Range: S27T03R01 MP
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	10/04/2000	Sales Price:	$25,000
Document #:	00-155157 BK-PG 8387-02067	Type of Sale:	Price Unconfirmed
Contract Date:	09/15/2000		
Document Type:			

Legal Description:
Subdivision: LEXINGTON HEIGHTS SUBDIVISION Sec/Twnship/Range: S27T03R01 MP
Abbreviated Description: TANBARK CT 43.16 X 132 IRR LOT 292 LEXINGTON HTSSUB BL F
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	11/24/1997	Sales Price:	N/A
Document #:	97182114 BK-PG 0000007505-0000002383	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/24/1997		
Document Type:			

Legal Description:
Lot: 292 Block: F Subdivision: LEXINGTON HEIGHTS Map Ref: MB 110 PG 11-14 Sec/Twnship/Range: 273 1 MP
Abbreviated Description: SITUATED IN SPRINGFIELD TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,939,550	Median # of Bedrooms	2
Median Lot Size	12,153 SF	Median # of Baths	1
Median Living Area	1,064 SF	Median Year Built	1963
Price Range - 2 Yrs	$60,000 to $360,000	Age Range	44 years to 71 years
Median Value	$193,500	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1331 MEREDITH DR CINCINNATI, OH 45231-3253**	09/23/2026	$155,000	$161	962	5/2/1	1963	14,113 SF	
		APN: 590-0322-0062-00 Document #: 2026-0078637 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 334 Block: G Subdivision: LEXINGTON HEIGHTS MapRef: MB 110 PG 55 Abbreviated Description: Lot:334 Block:G Subdivision:LEXINGTON HEIGHTS Map Ref:MB 110 PG 55City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.25Mi.	**1420 RANDOMHILL RD CINCINNATI, OH 45231-2434**	09/16/2026	$60,000	$62	962	5//1	1962	12,066 SF	
		APN: 590-0320-0330-00 Document #: 2026-0076582 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 216 Block: D Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 107 PG 1&2 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:216 Block:D Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 107 PG 1&2Sec/Twnship/Range:S27T03R01 City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI								
3	.21Mi.	**1315 MEREDITH DR CINCINNATI, OH 45231-3232**	08/20/2026	$178,000	$185	962	5//1	1963	15,899 SF	

ICE SiteX Report

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APN: 590-0322-0066-00 Document #: 2026-0068443
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 338 Block: G Section: 27 Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 110 PG 55&56 Abbreviated Description: Lot:338 Block:G Section:27 Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 110 PG 55&56City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

4	.35Mi.	**9832 BEAU LN** **CINCINNATI, OH 45231-2418**	07/15/2026	$340,000	$151	2237	7/3/2	1971	12,153 SF

APN: 590-0310-0162-00 Document #: 2026-0056879
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Block: B Subdivision: COVERED BRIDGE ACRES SUBDIVISION MapRef: MB 155 PG 28&29 Abbreviated Description: Lot:58 Block:B Subdivision:COVERED BRIDGE ACRES SUBDIVISION Map Ref:MB 155 PG 28&29City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI

5	.21Mi.	**1436 MEREDITH DR** **CINCINNATI, OH 45231-3216**	07/01/2026	$205,000	$160	1274	5/3/2	1963	7,667 SF

APN: 590-0322-0001-00 Document #: 2026-0053172
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 275 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 110 PG 11-14 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:275 Block:F Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 110 PG 11-14Sec/Twnship/Range:S27T03R01 City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI

6	.38Mi.	**7954 SEWARD AVE** **CINCINNATI, OH 45231-3364**	06/15/2026	$135,000	$79	1702	5/3/1	1968	6,360 SF

APN: 593-0002-0182-00 Document #: 2026-0047567
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Block: A Subdivision: WINSTON HEIGHTS SUBDIVISION MapRef: MB 19 PG 35&36 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:43 Block:A Subdivision:WINSTON HEIGHTS SUBDIVISION Map Ref:MB 19 PG 35&36Sec/Twnship/Range:S27T03R01 City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI

7	.27Mi.	**1371 SUMME DR** **CINCINNATI, OH 45231-3223**	06/11/2026	$215,000	$134	1602	5/3/1	1982	10,890 SF

APN: 593-0010-0047-00 Document #: 2026-0046383
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Block: B Subdivision: SUMME ACRES SUBDIVISION MapRef: MB 209 PG 5 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:43 Block:B Subdivision:SUMME ACRES SUBDIVISION Map Ref:MB 209 PG 5Sec/Twnship/Range:S27T03R01 City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

8	.36Mi.	**9811 BEAU LN** **CINCINNATI, OH 45231-2418**	05/21/2026	$360,000	$180	1999	8/4/2	1971	20,647 SF

APN: 590-0310-0158-00 Document #: 2026-0039811
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Block: B Subdivision: COVERED BRIDGE ACRES SUBDIVISION MapRef: MB 155 PG 28&29 Sec/Twnship/Range: S28T03R01 Abbreviated Description: Lot:54 Block:B Subdivision:COVERED BRIDGE ACRES SUBDIVISION Map Ref:MB 155 PG 28&29Sec/Twnship/Range:S28T03R01 City/Muni/Twp:CINCINNATI City/Muni/Twp: CINCINNATI

9	.23Mi.	**9707 WESCOTT RD** **CINCINNATI, OH 45231-2413**	05/18/2026	$180,300	$187	962	5//1	1962	15,290 SF

APN: 590-0320-0347-00 Document #: 2026-0038186
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 233 Block: D Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 107 PG 1&2 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:233 Block:D Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 107 PG 1&2Sec/Twnship/Range:S27T03R01 City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

10	.28Mi.	**9653 DALY RD** **CINCINNATI, OH 45231-3617**	05/05/2026	$210,000	$132	1590	5/2/2	1955	32,365 SF

APN: 590-0322-0148-00 Document #: 2026-0034282
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S27T03R01 Abbreviated Description: Sec/Twnship/Range:S27T03R01 City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

11	.15Mi.	**1405 MEREDITH DR** **CINCINNATI, OH 45231-3215**	04/29/2026	$193,500	$201	962	6/3/1	1963	11,892 SF

APN: 590-0322-0033-00 Document #: 2026-0032360
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 307 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 110 PG 11-14 Sec/Twnship/Range: S27T03R01 MP Abbreviated Description: Lot:307 Block:F Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 110 PG 11-14Sec/Twnship/Range:S27T03R01 MP City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

12	.13Mi.	**1406 MEREDITH DR** **CINCINNATI, OH 45231-3216**	04/02/2026	$112,750	$117	962	6//1	1963	8,102 SF

APN: 590-0322-0008-00 Document #: 2026-0024597
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 282 Block: F Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 110 PG 11&14 Sec/Twnship/Range: S27T03R01 MP Abbreviated Description: Lot:282 Block:F Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 110 PG 11&14Sec/Twnship/Range:S27T03R01 MP City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

13	.37Mi.	**1283 BELLUNE DR** **CINCINNATI, OH 45231-3266**	03/30/2026	$220,000	$206	1064	6//2	1965	14,113 SF

APN: 590-0321-0139-00 Document #: 2026-0023235
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: HERBERT C HUBER FIFTY THIRD SUBDIVISION MapRef: MB 12 PG 17 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:68 Subdivision:HERBERT C HUBER FIFTY THIRD SUBDIVISION Map Ref:MB 12 PG 17Sec/Twnship/Range:S27T03R01 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

14	.3Mi.	**7960 RAMBLER PL** **CINCINNATI, OH 45231-3350**	03/11/2026	$200,000	$105	1900	8//2	1974	13,504 SF

APN: 593-0011-0048-00 Document #: 2026-0018076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Block: B Subdivision: WINSTON HEIGHTS SUBDIVISION MapRef: MB 25 PG 7&8 Sec/Twnship/Range: S27T03R01 Abbreviated Description: Lot:76 Block:B Subdivision:WINSTON HEIGHTS SUBDIVISION Map Ref:MB 25 PG 7&8Sec/Twnship/Range:S27T03R01 City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

15	.2Mi.	**1372 RIVIERA PL** **CINCINNATI, OH 45231-2412**	10/15/2025	$175,000	$181	962	5/3/1	1962	8,407 SF

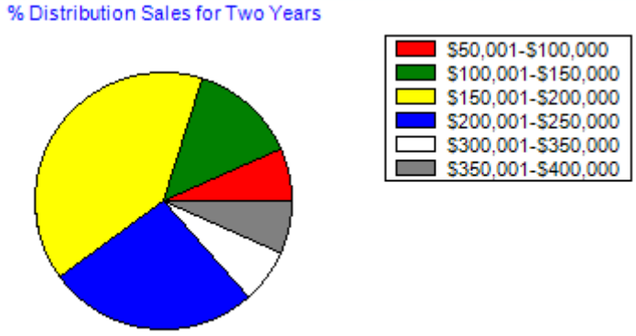
APN: 590-0320-0318-00 Document #: 2025-0080303
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98738606

Legal: Lot: 204 Subdivision: LEXINGTON HEIGHTS SUBDIVISION MapRef: MB 107 PG 1&2 Sec/Twnship/Range: S27T03R01 MP Abbreviated Description: Lot:204 Subdivision:LEXINGTON HEIGHTS SUBDIVISION Map Ref:MB 107 PG 1&2Sec/Twnship/Range:S27T03R01 MP City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP

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.	**9639 TANBARK CT**	**10/20/2021**	$180,000	$63,000	1,672	5/3/2	1963	9,496 SF	
.01Mi.	**9631 TANBARK CT**	**03/13/2014**	$148,650	$52,028	1,672	6/3/2	1963	9,801 SF	
.02Mi.	**9645 TANBARK CT**	**12/18/2018**	$173,390	$60,687	1,664	7/4/2	1989	12,240 SF	
.03Mi.	**9625 TANBARK CT**	**09/27/2000**	$120,590	$42,207	962	5/3/1	1963	9,888 SF	
.04Mi.	**9650 TANBARK CT**	**07/25/2019**	$154,910	$54,219	1,692	6/3/2	1963	19,471 SF	
.04Mi.	**9617 TANBARK CT**	**09/18/2013**	$160,170	$56,060	1,887	8/4/1	1963	11,021 SF	
.04Mi.	**1341 RANDOMHILL RD**	**01/31/2018**	$123,780	$43,323	1,634	7/3/2	1962	11,500 SF	
.04Mi.	**1347 RANDOMHILL RD**	**09/04/2024**	$155,300	$54,355	1,634	7/3/2	1962	9,583 SF	
.04Mi.	**9644 TANBARK CT**	**11/05/2019**	$153,510	$53,729	1,692	6/3/2	1963	15,333 SF	
.05Mi.	**9628 TANBARK CT**	**09/08/1997**	$148,670	$52,035	962	7/4/1	1963	10,716 SF	
.05Mi.	**1337 RANDOMHILL RD**	**07/01/1987**	$123,500	$43,225	1,634	7//2	1962	13,504 SF	
.05Mi.	**9620 TANBARK CT**	**02/18/2020**	$144,150	$50,453	1,036	5/3/1	1963	10,280 SF	
.05Mi.	**9636 TANBARK CT**	**10/02/2023**	$152,890	$53,512	1,692	5//2	1963	13,242 SF	
.05Mi.	**1351 RANDOMHILL RD**	**08/05/2020**	$124,250	$43,488	1,634	7//2	1962	9,235 SF	
.05Mi.	**9611 TANBARK CT**	**01/06/2025**	$123,500	$43,225	1,248	5/3/1	1963	11,979 SF	
.06Mi.	**1331 RANDOMHILL RD**	**01/28/2010**	$135,700	$47,495	2,075	9/4/2	1962	15,638 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	41.3 years old	Households:	16,888
Median Household Income:	$69,022	Households w/Family:	65%
Household Income Per Capita:	$33,762	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Mount Healthy City School District	Students:	2,704
Number of Schools:	5	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Mount Healthy Junior High School** Number of Students: 407 Student-Teacher Ratio: 19.38	D-	Public	7 - 8
0.93Mi.	**Mount Healthy High School** Number of Students: 865 Student-Teacher Ratio: 24.71 Advanced Placement: Yes	D-	Public	9 - 12
1.07Mi.	**Mount Healthy South Elementary School** Number of Students: 604 Student-Teacher Ratio: 25.17	D-	Public	1 - 6

ICE SiteX Report

OrderID: 98738606

Flood Report

The Subject Property of **9639 TANBARK CT, CINCINNATI, OH 45231-3235** 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	100%	SIMILAR
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	76%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

8/10/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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