


8336 Haddix Rd, Fairborn, OH 45324-9601, Clark County

APN: 1801000011101001 CLIP: 4288403256

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	N/A	\$41,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,090	N/A	1958	SFR	

OWNER INFORMATION			
Owner Name	Young Thomas	Tax Billing Zip	45324
Owner Name 2	Young Betty	Tax Billing Zip+4	9601
Tax Billing Address	8336 Haddix Rd (no mail)	Owner Occupied	Yes
Tax Billing City & State	Fairborn, OH	DMA No Mail Flag	Y

COMMUNITY INSIGHTS			
Median Home Value	\$283,535	School District	GREENON LOCAL
Median Home Value Rating	4 / 10	Family Friendly Score	75 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	86 / 100	Walkable Score	23 / 100
Total Incidents (1 yr)	17	Q1 Home Price Forecast	\$286,788
Standardized Test Rank	56 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION			
School District	180	Map Page/Grid	18-01000
School District Name	Mad River-Green Local SD	Neighborhood Code	180r000-180r000
Subdivision	Trimble Sub	Township/Tax Dist Desc	Mad River Township-Mrglsd
Census Tract	30.01	Most Hazardous Flood Zone (Determined within 250 feet of property boundary)	AE
Carrier Route	R004	Flood Zone Panel	39023C0280E

TAX INFORMATION			
Tax ID	1801000011101001	Tax Area	180
% Improved	61%	Lot Number	1
Legal Description	TRIMBLE SUBDIVISION 1		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$34,710	\$34,710	\$27,990
Assessed Value - Land	\$13,480	\$13,480	\$10,870
Assessed Value - Improved	\$21,230	\$21,230	\$17,120
YOY Assessed Change (\$)	\$0	\$6,720	
YOY Assessed Change (%)	0%	24.01%	
Market Value - Total	\$99,160	\$99,160	\$79,970
Market Value - Land	\$38,500	\$38,500	\$31,050
Market Value - Improved	\$60,660	\$60,660	\$48,920
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,649	2021		
\$1,356	2022	-\$293	-17.77%
\$2,935	2023	\$1,578	116.38%

CHARACTERISTICS			
State Use	Single Family	Water	Well
Land Use	SFR	Sewer	Septic Tank
Lot Frontage	109	Cooling Type	Central
Lot Depth	245	Heat Type	Central
Lot Acres	0.6131	Garage Type	Attached Garage
Building Sq Ft	1,090	Garage Sq Ft	312
Above Gnd Sq Ft	1,090	Construction	Frame
Stories	1	Exterior	Aluminum/Vinyl
Bedrooms	3	Year Built	1958
Total Baths	1	Effective Year Built	1981
Full Baths	1	# of Buildings	1
Total Rooms	5	Porch Type	Porch

Basement Type	Crawl	Porch	Porch
Condition	Fair	Porch 1 Area	108
Style	Ranch		

FEATURES	
Building Description	Building Size
Masonry Porch	108
Masonry Porch	79
Masonry Porch	198
Attached Garage-Frame	312

SELL SCORE			
Rating	Low	Value As Of	2024-06-02 04:40:49
Sell Score	421		

RENTAL TRENDS			
Estimated Value	1159	Cap Rate	4.8%
Estimated Value High	1280	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	1038		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/26/1995	Owner Name	Young Thomas
Sale Price	\$41,000	Owner Name 2	Young Betty
Deed Type	Grant Deed	Seller	Massie Jerry L
Recording Date	04/26/1995	08/28/1991	10/10/1986
Sale Price	\$41,000	\$37,100	\$40,870
Buyer Name	Young Thomas & Betty		
Seller Name	Massie Jerry L	Massie Jerry L	Massie Jerry L
Document Type	Grant Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/20/2017	05/11/2004	08/21/2001	02/11/2000	09/17/1998
Mortgage Amount	\$30,000	\$41,800	\$35,632	\$29,000	\$23,000
Mortgage Lender	Universal 1 Cu	Universal 1 Cu	Universal 1 Cu	Universal 1 Cu	Universal 1 Cu
Mortgage Type	Refi	Refi	Refi	Refi	Refi
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	04/26/1995
Mortgage Amount	\$36,500
Mortgage Lender	Huntington Mtg
Mortgage Type	Resale
Mortgage Code	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

