

4475 Blue Church Rd, Sunbury, OH 43074-8924, Delaware County

APN: 517-400-01-059-002 CLIP: 3438986672



MLS Beds 4	MLS Full Baths 3	Half Baths N/A	MLS Sale Price \$425,000	MLS Sale Date 03/11/2022
MLS Sq Ft 2,718	Lot Sq Ft N/A	MLS Yr Built 1974	Type SFR	

OWNER INFORMATION

Owner Name	Duffey Lauren L	Tax Billing Zip	43074
Owner Name 2	Duffey Zachary	Tax Billing Zip+4	8924
Tax Billing Address	4475 Blue Church Rd	Owner Occupied	Yes
Tax Billing City & State	Sunbury, OH		

COMMUNITY INSIGHTS

Median Home Value	\$532,062	Family Friendly Score	97 / 100
Median Home Value Rating	8 / 10	Walkable Score	16 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	100 / 100	Q1 Home Price Forecast	\$552,114
Standardized Test Rank	79 / 100	Last 2 Yr Home Appreciation	20%
School District	BIG WALNUT LOCAL		

LOCATION INFORMATION

School District	2101	Market Area	21001
School District Name	Big Walnut	Neighborhood Code	Kingston 003-21003
Subdivision	United States Military Lands	Township/Tax Dist Desc	Kingston Twp-Big Walnut
Census Tract	111.02	Most Hazardous Flood Zone (Determined within 250 feet of property boundary)	X
Carrier Route	R005	Flood Zone Panel	39041C0165K

TAX INFORMATION

Tax ID	517-400-01-059-002	Tax Area	21
% Improved	74%	Lot Number	9
Legal Description	LANDS 17 5 4 9		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$164,150	\$122,430	\$122,430
Assessed Value - Land	\$42,980	\$40,040	\$40,040
Assessed Value - Improved	\$121,170	\$82,390	\$82,390
YOY Assessed Change (\$)	\$41,720	\$0	
YOY Assessed Change (%)	34.08%	0%	
Market Value - Total	\$469,000	\$349,800	\$349,800
Market Value - Land	\$122,800	\$114,400	\$114,400
Market Value - Improved	\$346,200	\$235,400	\$235,400
Total Tax	Tax Year	Change (\$)	Change (%)
\$5,446	2021		
\$5,655	2022	\$209	3.84%
\$6,560	2023	\$905	16.01%

CHARACTERISTICS

State Use	1 Family To 9.99 Ac	Style	Conventional
Land Use	SFR	Fireplace	Y
Lot Acres	4.32	Water	Type Unknown
Building Sq Ft	2,718	Sewer	Septic Tank
Above Gnd Sq Ft	2,718	Cooling Type	Central
2nd Floor Area	1,475	Heat Type	Baseboard
Stories	2	Garage Type	Garage
Bedrooms	4	Garage Capacity	Tax: 3 MLS: 5
Total Baths	3	Garage Sq Ft	2,000
MLS Total Baths	3	Construction	Frame
Full Baths	3	Exterior	Frame

Total Rooms	8
Other Rooms	Family Room
Family Rooms	1
Basement Type	Tax: Full MLS: Block
Basement Sq Feet	1,243
Condition	Average

Pool	Concrete
Year Built	1974
Effective Year Built	2001
# of Buildings	1
Patio Type	Wood Deck
Patio/Deck 1 Area	550

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
81	S	660	22	30	1976
1	S	2,000	40	50	2004
Wd1	S	550			
Wd1	S	126			
Gr1	S	696			
Wd1	S	360			
Swr					

Feature Type	Value
81	\$33,500
1	\$50,640
Wd1	\$14,560
Wd1	\$5,140
Gr1	\$29,570
Wd1	\$10,600
Swr	

SELL SCORE

Rating	Moderate	Value As Of	2024-06-09 04:41:06
Sell Score	598		

RENTAL TRENDS

Estimated Value	3270	Cap Rate	3.6%
Estimated Value High	4357	Forecast Standard Deviation (FSD)	0.33
Estimated Value Low	2183		

(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.

LISTING INFORMATION

MLS Listing Number	222000905	MLS Orig. List Price	\$425,000
MLS Status	Closed	Closing Date	03/11/2022
MLS Status Change Date	03/11/2022	Closing Price	\$425,000
MLS Listing Date	01/11/2022	Listing Agent Name	658010569-Amy G Clark
MLS Current List Price	\$425,000	Listing Broker Name	LIFEPOINT REAL ESTATE, LLC

MLS Listing #	211032938	2210725	2112046	2018371
MLS Status	Closed	Closed	Expired	Expired
MLS Listing Date	09/22/2011	03/27/2002	04/18/2001	06/18/2000
MLS Listing Price	\$185,355	\$254,900	\$269,900	\$279,900
MLS Orig Listing Price	\$189,900	\$254,900	\$279,900	\$279,900
MLS Close Date	04/06/2012	06/25/2002		
MLS Listing Close Price	\$187,000	\$250,000		
MLS Listing Expiration Date	02/29/2012	09/27/2002	10/26/2001	12/18/2000

LAST MARKET SALE & SALES HISTORY

Recording Date	06/23/2022	Deed Type	Warranty Deed
Settle Date	03/11/2022	Owner Name	Duffey Lauren L
Document Number	1973-2015	Owner Name 2	Duffey Zachary
Sale Price	\$425,000	Seller	Evans Theodore & Teresa

Recording Date	06/23/2022	04/30/2012	08/16/2011	09/06/2002	04/18/2001
Sale Price	\$425,000	\$187,000	\$148,000	\$250,000	
Nominal					Y

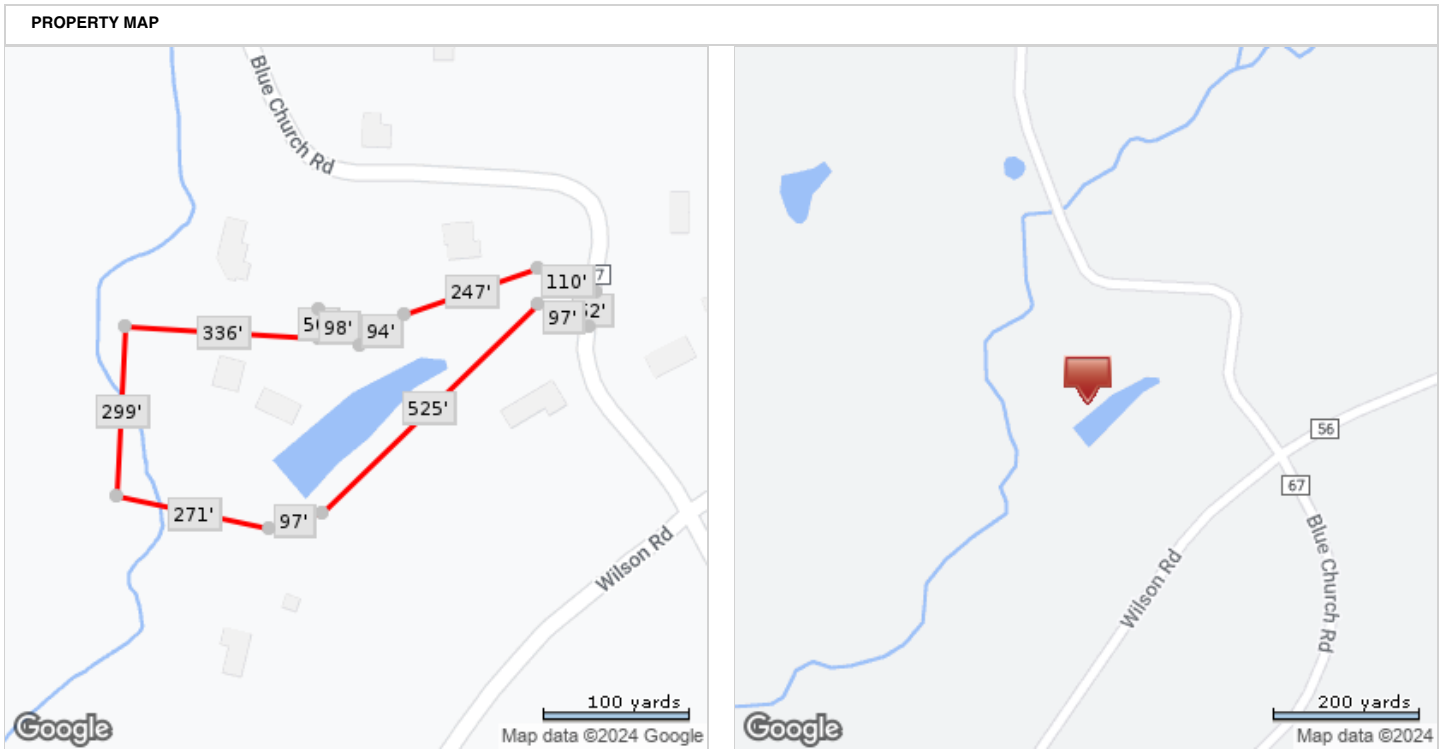
Buyer Name	Duffey Lauren L & Zachary	Evans Theodore & Teresa	Federal Natl Mtg Assn Fnm	Bennett Stephen L & Patricia	Grether Andrew M & Amanda R
Seller Name	Evans Theodore & Teresa	Federal Natl Mtg Assn Fnm	Sheriff Of Delaware County	Grether Andrew M & Amanda R	Evans M T
Document Number	1973-2015	1117-732	1060-569	235-1559	12906
Document Type	Warranty Deed	Special Warranty Deed	Sheriff's Deed	Deed (Reg)	Quit Claim Deed

Recording Date	03/23/2000	04/12/1999
Sale Price		\$160,000
Nominal	Y	
Buyer Name	Grether Andrew M & Amanda R	Grether Andrew M & Amanda R
Seller Name	Evans M T	Evans M T
Document Number	8342	11803
Document Type	Correction Deed	Warranty Deed

MORTGAGE HISTORY					
Mortgage Date	04/20/2023	06/23/2022	02/01/2021	01/02/2020	11/14/2016
Mortgage Amount	\$141,600	\$361,200	\$334,000	\$80,000	\$20,000
Mortgage Lender	Third Fed'I S&L Assn/Cleveland	Third Fed'I S&L Assn/Cleveland	Together Cu	Together Cu	Anheuser Busch Emps Cu
Mortgage Type	Refi	Resale	Refi	Refi	Refi
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	06/04/2014	04/30/2012	02/02/2010
Mortgage Amount	\$280,000	\$229,805	\$242,044
Mortgage Lender	Concord Mtg Grp	Concord Mtg Grp	Citimortgage
Mortgage Type	Refi	Resale	Refi
Mortgage Code	Conventional	Fha	Conventional

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Recording Date	06/07/2011



*Lot Dimensions are Estimated