

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**869A STATE ROUTE 73**  
RARDEN, OH 45671



**2**  
BEDS

**2**  
BATHS

**1,500 ft<sup>2</sup>**  
LIVING AREA

**3.67 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**VALUATION**

Last Sale **\$160,000 · Sep 18, 2024**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,349 (2025)</b> |
| Assessed Value        | <b>\$51,660</b>       |
| Previous Assessed     | <b>\$42,750</b>       |
| Assessor Market Value | <b>\$147,610</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | SCIOTO                            |
| Lot (acres)   | 3.67                              |
| Construction  | Frame (Unspecified)               |
| Heating       | Gas                               |
| Cooling       | Central                           |
| Pool          | No                                |

Patio · 500 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 76<br>HEAT | 95<br>STORM | 23<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Feb 19, 2026 | Financing | Mortgage      |           |        | \$215K |
| Sep 10, 2024 | Resale    | Warranty Deed | \$160,000 | \$107  | \$128K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Northwest Middle School     | Middle     | 6–8    | 9.4 mi   |
| Northwest High School       | High       | 9–12   | 9.7 mi   |
| Northwest Elementary School | Elementary | PK–5   | 9.8 mi   |

District: Northwest Local School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 45671

|                          |                             |                          |                                |                         |                        |
|--------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>169</b><br>AIR POLLUTION | <b>523</b><br>POPULATION | <b>\$56K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|