

SAMPLE · AN INVENTED ADDRESS

Address Report · addressreport@mail.tab.bot · sample

1427 Linden Street, Dayton, Ohio 45403

Address Report · prepared for the buyer only · all addresses, records and figures on this page are invented to show the shape of a real report

In one screen

CHECK	WHAT THE PUBLIC RECORD SHOWS	OUR GRADE
Flood	Zone X (minimal) on the current FEMA panel; the rear alley sits 40 m from a Zone AE boundary	LOW
Crime	11 incidents within 250 m in the last 12 months, 8 of them theft from vehicles; no violent incident on the block	WATCH
Noise	0.9 km from the interstate (no DOT noise wall on this stretch); outside the airport's 65 dB contour	LOW
Schools	Assigned elementary rated 3 of 5 stars on the 2025 state report card; two higher-rated schools within 2 km accept transfers	MIXED
Planning	A rezoning application for the corner lot at Linden and 5th (12 apartments, 3 storeys) is on the next planning board agenda	PENDING

Flood

FEMA Flood Map Service Center · panel 39113C0279H · effective 2 Feb 2018

The parcel is in Zone X, the area of minimal flood hazard, so a lender will not require flood insurance. The alley behind the lot runs 40 m from a Zone AE boundary along Wolf Creek, and the city's 2024 stormwater study lists Linden Street between 4th and 6th among streets with recorded surface flooding during the 2019 Memorial Day storms. **Our reading:** low risk to the house, a real one for a car parked in the alley. Ask the seller's disclosure form about water in the basement.

Crime

City open-data crime portal · incidents 1 Oct 2025 – 30 Sep 2026 · 250 m radius

11 incidents: 8 theft from vehicle, 2 burglary (one at a vacant house on 5th), 1 vandalism. None violent. The same radius two years ago: 19 incidents, so the trend is down. The citywide median for a 250 m circle is 14. **Our reading:** an ordinary city block with a car break-in problem; a garage or off-street parking is worth more here than elsewhere.

Noise

[State DOT traffic counts 2025](#) · [airport noise exposure map 2023](#) · [city rail crossings list](#)

The interstate is 0.9 km west; the 2025 count on that segment is 61,000 vehicles a day and there is no noise barrier on this stretch, so a west-facing bedroom will hear it on a still night. The house is outside the airport's 65 dB DNL contour; the approach path for runway 24L passes 2.1 km north. The nearest rail crossing (quiet zone since 2021) is 1.4 km away. **Our reading:** low; visit at 10 pm with the windows open before you decide.

Schools

[State school report cards 2025](#) · [district boundary map](#) · [district open-enrolment policy](#)

Assigned: Linden Elementary (3 of 5 stars overall; 2 stars in progress), Wright Middle (3 stars), Central High (4 stars). Two elementaries within 2 km hold 4 stars and the district accepts in-district transfers by lottery each March. **Our reading:** fine from middle school on; for a child under 10, read the transfer rule before you rely on it.

Planning and zoning

[City planning board agenda 21 Oct 2026](#) · [zoning map](#) · [permits search, 2016–2026](#)

Case PLN-2026-0412 asks to rezone the vacant corner lot at Linden and 5th (110 m from the house) from R-1 to R-3 for 12 apartments in a 3-storey building; the staff report recommends approval with conditions. No other active application within 300 m. Permits on 1427 itself: a roof replacement (2019) and an electrical panel upgrade (2022), both closed. No open code violations. **Our reading:** the building will not shade the lot but will add parking pressure on an already tight street; the board meets before your inspection period ends, so the decision will be public in time.

Not found / limits: no public radon map at street level for this county (the state map gives the county a moderate rating); the seller's disclosure form is private until

the agent sends it; we did not check title, liens, easements or the condition of the house, and nothing here is a valuation or legal advice. No demographic data was used anywhere in this report.

Before you close

1. Ask for the seller's disclosure and read the basement/water answers against the 2024 stormwater study. 2. Visit at 10 pm on a weekday for the interstate. 3. Read the planning board's decision on PLN-2026-0412 (published online within 3 days of the meeting). 4. Check the district's March transfer window if schools matter.

Sources read

SOURCE	RESULT
FEMA Flood Map Service Center (panel 39113C0279H)	Zone X; AE boundary 40 m
City stormwater study 2024	Linden St listed, surface flooding 2019
City open-data crime portal	11 incidents / 12 months / 250 m
State DOT traffic counts 2025	61,000 AADT, no barrier
Airport noise exposure map 2023	outside 65 dB DNL
State school report cards 2025	3 / 3 / 4 stars
City planning board agenda, zoning map, permits portal	PLN-2026-0412 pending; 2 closed permits
State radon map	county level only

An invented sample. In a real report every line links to the page it came from, and the grades are ours, explained in words next to them.