

6826 Hummingbird Dr

Mason, OH 45040 | Public-record and listing audit | Prepared for disposition planning

SUBJECT PROPERTY	WORKING FACTS
Home / size	Detached, two-story 4 bedrooms 2 full + 1 half bath 2,585 above-grade sq ft Built 1996
Site / systems	Approx. 0.38 acre 2-car garage Historic listing: gas heat, central air, wood-burning fireplace, porch
Basement	Historic listing reports full, unfinished basement. Current finish, moisture condition and dimensions require verification.
School district	Princeton City SD 4/5 stars , 2025-26 Ohio report card
Neighborhood	Montclair / Hummingbird search cluster. Subdivision boundaries require final broker/parcel confirmation.

[Subject on Realtor.com](#) | [Historic listing / area detail](#)

Key finding: correct the measurements before setting ARV

The previous \$184.04/sq ft average combined different area definitions. It is not a reliable valuation basis. This review separates above-grade living area, finished basements and unresolved records.

CLEANER BENCHMARK	WHAT IT MEANS
\$186.56 / sq ft	Simple average of two older, closer physical matches with unfinished basements.
\$482,267 indication	Unadjusted size-scaled result at 2,585 sq ft; not a finalized ARV.
\$475,000 prior assumption	Retained only as an unconfirmed planning assumption. No seller offer or proceeds schedule is changed by this report.

The subject has reported HVAC, water-heater, leak, drywall and cosmetic needs. Its present condition has not been inspected. A no-basement valuation would be inappropriate unless the historic basement record is disproved.

Best reviewed sold set

Subject: 2,585 above-grade sq ft | 1996 | 4 beds / 2.5 baths | Princeton City SD

Rank is based on physical similarity and data quality, not simply the highest sale price. All seven sales below are within one year. Red property names open Realtor.com.

PROPERTY / ROLE	SOLD	AREA BASIS	YEAR	BASEMENT
6712 Hummingbird Best physical match	\$445,000 11/12/25	2,328 sq ft* -9.9%	1995 -1 yr	Full unfinished Walk-out
9669 Old Stable Best physical match	\$420,000 10/17/25	2,308 sq ft* -10.7%	1997 +1 yr	Full unfinished
9636 Coventry Recent support	\$470,000 08/31/26	2,196 AG -15.05%	1992 -4 yr	Part finished
9869 Cedar Knoll Size-limited support	\$472,000 05/18/26	1,925 AG -25.5%	1994 -2 yr	692 finished sq ft
9729 Old Stable Area conflict: hold	\$460,000 05/07/26	2,012 / 3,012 AG conflict	1996 Same	1,000 finished sq ft reported
9731 Montclair Older / smaller support	\$441,000 10/28/25	2,162 sq ft* -16.4%	1991 -5 yr	Full unfinished
9749 Blackbird Other neighborhood	\$462,000 09/18/26	2,444 reported AG unresolved	1986 -10 yr	Finished Area unresolved

*Listed living area with an unfinished basement; treated as an above-grade proxy pending measurement verification. AG = above-grade. Percentage compares area with the subject, not value.

Neighborhood, district and proximity

GROUP	SCHOOL MATCH	APPROX. DISTANCE
Hummingbird / Old Stable / Coventry / Cedar Knoll / Montclair	Princeton same district Ohio rating: 4/5 stars	6712: 0.14 mi 9669: 0.16 mi 9636: 0.29 mi 9869: 0.31 mi 9729: 0.21 mi 9731: 0.23 mi
9749 Blackbird: Montgomery Farms per listing	Princeton same district Not the same neighborhood	0.36 mi excluded from neighborhood average

Distances calculated from Realtor.com property coordinates; rounded, not driving distances or a boundary survey. All seven are within 0.5 mile by those coordinates. The neighborhood cluster is provisional until plat/HOA boundaries are checked.

Recent sales: feature audit

Priority window: March 24-September 24, 2026 | Price and condition evidence, with limitations

9636 Coventry Ct

\$470,000 | 4 beds / 2.5 baths | 2,196 AG sq ft | 1992 | 0.657 acre | [Realtor.com](#)

Provisional renovation grade B+. Updated bath and appliances; listing describes newer HVAC, water heater, windows and doors. Part-finished basement, paver patio, fireplace and 2-car garage. Not documented as a complete renovation.

Valuation use: Strong recent same-district check, but just outside the 15% size screen and on a substantially larger lot. Its \$214.03/AG sq ft includes the contribution of basement finish and site; do not scale it directly without adjustments.

9869 Cedar Knoll Dr

\$472,000 | 4 beds / 2.5 baths | 1,925 AG sq ft | 1994 | 0.443 acre | [Realtor.com](#)

Provisional renovation grade B. Maintained/updated presentation; kitchen solid-surface counters, gas fireplace, central air and gas heat. Deck, porch, fenced yard and 2-car garage. Complete-renovation field is marked No.

Valuation use: The 2,617 advertised sq ft includes 692 finished basement sq ft. Correct AG-based PPSF is \$245.19, not \$180.36. It is 25.5% smaller above grade, so it is excluded from the cleaner PPSF benchmark.

9729 Old Stable Ct

\$460,000 | 4 beds / 2.5 baths | 1996 | 0.407 acre | [Realtor.com](#)

Provisional renovation grade A-. MLS flags renovation in 2025: granite kitchen, stainless appliances, updated baths and deck. Full finished basement, fenced yard, fireplace, central air, gas heat and 2-car garage. This is the clearest renovation candidate reviewed.

Valuation use: MLS reports 2,012 AG + 1,000 lower-level sq ft; public facts on the same page report 3,012 AG + 1,000 lower-level sq ft. Exclude from PPSF until the county sketch and MLS area fields are reconciled.

A renovation label is not a full-scope verification

Grades describe the listing evidence, not an inspection or permit audit. New paint, attractive photos or a renovated kitchen do not establish that the roof, plumbing, electrical and mechanical systems were all replaced.

Audit sources: [Coventry MLS detail](#) | [Cedar Knoll area split](#) | [Old Stable conflicting fields](#)

Closer physical matches

Older sales retained explicitly | September 24, 2025-March 23, 2026

6712 Hummingbird Dr

\$445,000 | 11/12/2025 | 2,328 sq ft | 1995 | 0.322 acre | [Realtor.com](#)

Provisional renovation grade B. Four bedrooms, 2.5 baths and full unfinished walk-out basement. Listing describes flooring and primary-bath updates. Deck, fenced yard, lake view, fireplace, gas heat, central air and 2-car garage.

Valuation use: Closest overall reviewed physical match. Same street, similar construction year and unfinished basement. Walk-out access, view and condition can affect value. \$191.15/sq ft is unadjusted; sale is approximately 10 months old.

9669 Old Stable Ct

\$420,000 | 10/17/2025 | 2,308 sq ft | 1997 | 0.322 acre | [Realtor.com](#)

Provisional renovation grade B-. Four bedrooms, 2.5 baths and full unfinished basement. Conventional wood-cabinet kitchen; listing reports newer roof, HVAC and windows. Patio, wood-burning fireplace, gas water heater and 2-car garage.

Valuation use: Useful lower-price, maintained-condition reference with a similar build year. \$181.98/sq ft is unadjusted. It is not a distressed sale merely because the price is lower; sale terms and concessions still need confirmation.

9731 Montclair Dr

\$441,000 | 10/28/2025 | 2,162 sq ft | 1991 | 0.490 acre | [Realtor.com](#)

Provisional renovation grade B+. Four bedrooms, 2.5 baths; quartz kitchen counters, hardwood, tankless water heater, gas heat and central air. Full unfinished basement with bath rough-in; deck, porch, fireplace and 2-car garage.

Valuation use: Useful updated-condition support but 16.4% smaller than the subject and on a larger lot. Its \$203.98/sq ft is excluded from the two-property benchmark under the 15% preferred size screen.

Why older sales rank ahead of some newer sales

A recent closing does not resolve a large size difference or a conflicting area record. These older sales provide a cleaner basement and age comparison, but need current-market and condition review before they support a final ARV.

Supporting detail: [6712 Hummingbird listing](#) | [9669 Old Stable history](#) | [9731 Montclair history](#)

Nearby market competition

Different-neighborhood and different-district evidence is not included in the neighborhood benchmark

Closed sales outside the core comparison group

PROPERTY	CLOSED / FEATURES	WHY SECONDARY
9749 Blackbird Pl Princeton 4/5 stars	\$462,000 09/18/26 4 / 2.5 1986 2,444 reported sq ft Finished basement Grade B+	Montgomery Farms per listing; 10 years older. Updated kitchen, screened deck, roof reported 2025. AG area unresolved.
9641 Whippoorwill Mason 5/5 stars 0.70 mile	\$425,000 07/28/26 4 / 2.5 1979 2,154 reported sq ft Full unfinished basement	Different school district, 17 years older and smaller. Renovation grade not established in this review.
9671 Fox Run Dr Mason 5/5 stars 1.15 miles	\$510,000 04/09/26 4 beds 2 full + 2 half baths 1990 2,875 total reported sq ft	Outside 1-mile screen. Other district/bath mix. 835 lower-level sq ft reported; AG area and renovation grade unverified.

Pending - an asking price, not a closed price

PROPERTY	LISTING SNAPSHOT	COMPARISON
9540 Parrot Pl 0.57 mile	\$509,900 pending 4 / 2.5 2,588 sq ft 1992 Mason 5/5 stars	Grade A-: updated kitchen/baths; HVAC reported Nov. 2025. Unfinished basement. Similar size, but other district; contract price unknown.

Active - competing supply

PROPERTY	LISTING SNAPSHOT	COMPARISON
9588 Whippoorwill 0.77 mile	\$425,000 active 3 / 2.5 1,832 sq ft 1979 Mason 5/5 stars	Different district, bedroom count, age and size. Not a direct valuation comp. Renovation/basement details require further review.

Snapshots checked September 24, 2026; public sites can lag MLS changes. Parrot listing last updated August 27; Whippoorwill listed in September. Distances use Realtor.com coordinates, not driving routes. Fox Run is retained only to document why it does not pass the 1-mile screen.

Current listing sources: [9540 Parrot pending](#) | [9588 Whippoorwill active](#). No fully qualifying active/pending neighborhood match was verified in this reviewed set; this is not an exhaustive MLS inventory.

Price per square foot

Neighborhood-candidate sales only | No other-district, active, pending or new-construction prices included

Transparent two-sale benchmark

SALE	CLOSED PRICE	AREA PROXY	PRICE / SQ FT
6712 Hummingbird	\$445,000	2,328	\$191.15
9669 Old Stable	\$420,000	2,308	\$181.98
Simple average	-	-	\$186.56

Size-scaled indication: approximately \$482,000

Average of the two unrounded PPSF figures x 2,585 subject sq ft = **\$482,267**. This follows the requested simple-average method. It is a preliminary, unadjusted benchmark, not an appraisal or a proven renovation resale price.

What this number does and does not support

Both sales are about 10-11 months old, smaller than the subject, and not verified full-renovation equivalents. The result assumes their listed area excludes their unfinished basements and that their neighborhood boundaries match the subject. Those assumptions need final validation.

Scaling a smaller home's whole-property price per square foot also scales land, garage and other fixed-value features. Therefore, the calculation can overstate the contribution of additional living area. No unsupported dollar deductions or renovation premiums have been added.

VALUATION ITEM	REVIEW CONCLUSION
Full-renovation ARV	Not finalized. The prior \$475,000 planning assumption is close to this benchmark, but proximity alone does not validate it. Confirm the renovation scope and obtain a reconciled broker/appraiser opinion.
Light-cleanup market value	The prior \$400,000 assumption is not independently established by these updated/maintained comps. Inspect the subject and confirm the \$30,000 repair scope before presenting it as supported market value.
Cash purchase price	Not recalculated here. ARV, repair scope and transaction assumptions must first be reconciled. This report does not change an existing offer or seller-net estimate.

Sensitivity, not a value range: applying each of the two individual PPSF figures gives approximately \$470,407 and \$494,126. The spread illustrates sample sensitivity; it is not a confidence interval or a promised sale range.

Decision rules & disclosures

A documented comp screen, not a substitute for an appraisal, inspection or licensed brokerage opinion

SCREEN	RULE USED IN THIS REVIEW
Age / property type	Best: 1991-2001, detached two-story homes. Older homes rank lower. 2002-2006 may be secondary; 2007 or newer is excluded from valuation under your rule.
Size / rooms / timing	Prefer 4 bedrooms, 2 full + 1 half bath and within 15% of 2,585 AG sq ft (2,197-2,973 rounded). Prefer closed sales within 6 months; retain 7-12 months separately.
Condition grades	A: broad renovation documented; A-: extensive listed updates with scope gaps; B+/B/B-: updated to maintained, with increasing limitations. Grades are provisional listing-based judgments, not inspection ratings.
Basement / other features	Separate above-grade and below-grade areas. Compare finish, walk-out access, moisture, lot utility, deck/patio, garage, fireplace, HVAC, water heater and major-system age. No universal basement deduction is assumed.

Corrections to the prior reports

The earlier four-sale \$184.04/sq ft model is withdrawn as a reliable basis: Cedar Knoll included finished basement area; Old Stable has conflicting area fields; Blackbird is a different listed neighborhood. The external Resideline CMA also included new-construction Coverage Court townhomes/condos, incompatible with your age/type rule.

Excluded external-CMA properties: 6375, 6350, 6411 and 6338 Coverage Ct. [Coverage Court example](#). 6622 Charleston Park remains other-district context, not a neighborhood valuation input: [Realtor.com](#). The external \$596,948 headline estimate is not adopted.

School ratings and final verification

2025-26 Ohio report card: Princeton district **4/5 stars**; Mason district **5/5 stars**. These academic ratings are not comp grades or automatic price adjustments. Confirm each parcel's enrollment eligibility with the district. Sources: [Princeton, Sept. 15, 2026](#); [Mason rating coverage, Sept. 17, 2026](#).

Before setting final ARV: verify subject/basement measurements and plat boundaries; resolve 9729 Old Stable; inspect current condition; confirm closed-sale concessions and financing; obtain market-supported adjustments and a licensed broker/appraiser review. Source principles: [Fannie Mae area reporting](#) and [comparable selection](#).

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