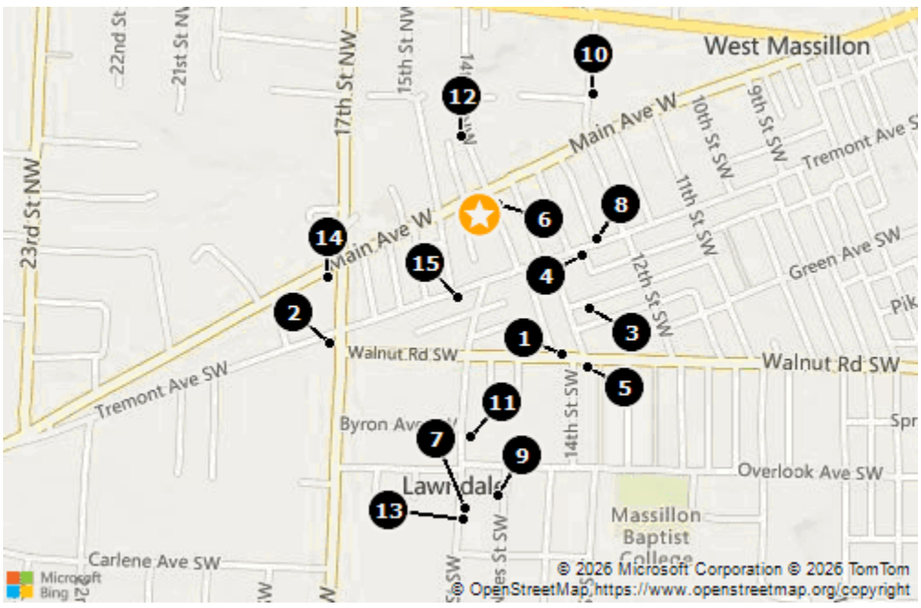
ICE SiteX Report

OrderID: 98513664

SiteX Property Information Report



Subject Property Location

13 14TH ST SW, MASSILLON, OH 44647-6201

County:	**STARK OH**	Census Tract:	391517139.002017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-09765	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$144,900 - $177,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00050
Assd Land Value:	$10,990	Market Land Value:	$31,400	Tax Year:	2025
Assd Improvement:	$34,830	Market Improvment Value:	$99,500	Total Taxable Value:	$2,133
Total Assessed Value:	$45,820	Total Assessor Market Value:	$130,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 17 Map Ref: MB 41
Abbreviated Description: 2494 WH
City/Muni/Twp: MASSILLON CITY

Property Characteristics

Lot Size:	8,960 SF	Bedrooms:	4	Pool:	
Building Area:	1412 SF	Baths:	1	Fireplace:	
Year Built:	1878	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Detached	Heating:	Gas
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/20/2025	Sales Price:	$132,554
Document #:	202510200038516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$135,000
Document #:	202206130025586 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/10/2022		
Document Type:			
Legal Description:			
Lot: 2494			
City/Muni/Twp: MASSILLON			

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$135,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			
Block: 17 Map Ref: MB 41			
Abbreviated Description: 2494 WH			
City/Muni/Twp: MASSILLON CITY			

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Prior Transfer

Recording Date:	07/30/2004	Sales Price:	$20,000
Document #:	200407300055082 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/30/2004		
Document Type:			

Legal Description:
Lot: 2494
City/Muni/Twp: MASSILLON

Area Sales Analysis

Total Area Sales	$2,037,100	Median # of Bedrooms	3
Median Lot Size	7,401 SF	Median # of Baths	1
Median Living Area	1,172 SF	Median Year Built	1917
Price Range - 2 Yrs	$57,000 to $182,500	Age Range	65 years to 150 years
Median Value	$147,000	Median Age	109 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**1342 WALNUT RD SW** **MASSILLON, OH 44647-7737**	09/23/2026	$139,900	$119	1172	/3/1	1892	11,177 SF	
		APN: 06-03898 Document #: 202609230038723 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3176 MapRef: MB 3 PG 154 Abbreviated Description: Lot:3176 Map Ref:MB 3 PG 154City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
2	.25Mi.	**209 17TH ST SW** **MASSILLON, OH 44647-6378**	09/04/2026	$150,000	$109	1372	/3/	1917	8,276 SF	
		APN: 06-14187 Document #: 202609040036174 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 269 Abbreviated Description: Abbreviated Description:PORTION LOT269 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
3	.18Mi.	**1241 BORDEN AVE SW** **MASSILLON, OH 44647-6322**	09/02/2026	$57,000	$61	924	/2/1	1909	5,589 SF	
		APN: 06-05472 Document #: 202609020035687 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9888 Abbreviated Description: Lot:9888 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
4	.14Mi.	**1303 TREMONT AVE SW** **MASSILLON, OH 44647-6338**	09/01/2026	$106,000	$109	972	/3/1	1892	11,217 SF	
		APN: 06-06862 Document #: 202609010035561 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12207 MapRef: MB 34 PG 98 Abbreviated Description: Lot:12207 Map Ref:MB 34 PG 98City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
5	.23Mi.	**1331 WALNUT RD SW** **MASSILLON, OH 44647-7736**	08/17/2026	$75,000	$51	1456	/3/1	1924	6,578 SF	
		APN: 06-09463 Document #: 202608170032405 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4718 MapRef: MB 36 PG 136 Abbreviated Description: Lot:4718 Map Ref:MB 36 PG 136City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
6	.04Mi.	**10 14TH ST SW** **MASSILLON, OH 44647-6202**	08/10/2026	$147,000	$108	1358	/2/1	1876	7,401 SF	
		APN: 06-00373 Document #: 202608100031122 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2474 Subdivision: GREENVIEW ESTATES MapRef: MB 2 PG 74 Abbreviated Description: Lot:2474 Subdivision:GREENVIEW ESTATES Map Ref:MB 2 PG 74City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
7	.36Mi.	**926 15TH ST SW** **MASSILLON, OH 44647-7648**	08/03/2026	$175,000	$194	900	/2/1	1960	8,999 SF	
		APN: 06-11180 Document #: 202608030029962 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8994&8995 Abbreviated Description: Lot:8994&8995 Abbreviated Description:SOUTH25FT LOT8994 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
8	.14Mi.	**1218 TREMONT AVE SW** **MASSILLON, OH 44647-6337**	07/20/2026	$168,000	$115	1460	/3/1	1910	5,001 SF	
		APN: 06-07775 Document #: 202607200027708 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1983 MapRef: MB 2 PG 25 Abbreviated Description: Lot:1983 Map Ref:MB 2 PG 25City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
9	.35Mi.	**921 NILES ST SW** **MASSILLON, OH 44647-7621**	06/11/2026	$99,500	$100	988	/2/1	1956	7,919 SF	
		APN: 06-05443 Document #: 202606110022293 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8971&8972 MapRef: VOL 19 PG 74 Abbreviated Description: Lot:8971&8972 Map Ref:VOL 19 PG 74Abbreviated Description:SOUTH34FT LOT8971&N32FT LOT8972 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
10	.2Mi.	**104 12TH ST NW** **MASSILLON, OH 44647-6212**	06/10/2026	$152,000	$122	1236	/3/1	1902	4,648 SF	
		APN: 06-03463 Document #: 202606100022066 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1941 MapRef: MB 2 PG 24 Abbreviated Description: Lot:1941 Map Ref:MB 2 PG 24City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
11	.27Mi.	**804 15TH ST SW** **MASSILLON, OH 44647-7712**	06/05/2026	$169,700	$147	1148	/3/1	1942	7,283 SF	
		APN: 06-03532 Document #: 202606050021471 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4784 MapRef: MB 5 PG 19 Abbreviated Description: Lot:4784 Map Ref:MB 5 PG 19City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
12	.1Mi.	**43 14TH ST NW** **MASSILLON, OH 44647-6215**	06/02/2026	$150,000	$122	1221	/3/1	1918	4,095 SF	
		APN: 06-00566 Document #: 202606020020669 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 4245 MapRef: MB 4 PG 4 Abbreviated Description: Lot:4245 Map Ref:MB 4 PG 4City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

13	.37Mi.	**1002 15TH ST SW** **MASSILLON, OH 44647-7654**	06/01/2026	$182,500	$194	936	/3/2	1956	8,398 SF

APN: 06-05925 Document #: 202606010020510
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8996&8997 MapRef: VOL 19 PG 74 Abbreviated Description: Lot:8996&8997 Map Ref:VOL 19 PG 74City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

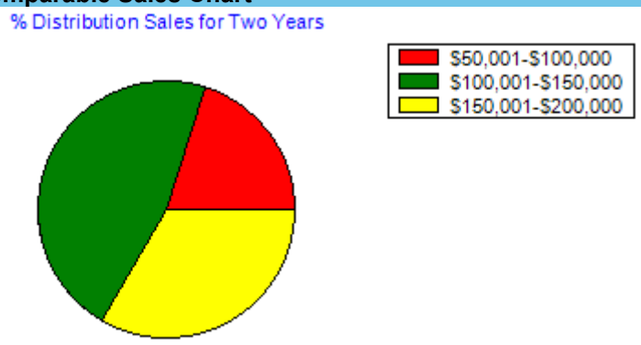
14	.2Mi.	**1713 MAIN AVE W** **MASSILLON, OH 44647-7326**	05/19/2026	$127,500	$188	676	/1/1	1961	8,268 SF

APN: 06-14936 Document #: 202605190018748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2826 Abbreviated Description: Lot:2826 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

15	.12Mi.	**1521 TREMONT AVE SW** **MASSILLON, OH 44647-6342**	05/12/2026	$138,000	$112	1224	/2/1	1893	5,998 SF

APN: 06-08178 Document #: 202605120017828
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4260 MapRef: MB 4 PG 9 Abbreviated Description: Lot:4260 Map Ref:MB 4 PG 9City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**13 14TH ST SW**	**06/13/2022**	$130,900	$45,820	1,412	/4/1	1878	8,960 SF	
.01Mi.	**1407 MAIN AVE W**	**07/18/1988**	$100,200	$35,070	1,306	/3/1	1870	7,501 SF	
.01Mi.	**17 14TH ST SW**	**02/18/1993**	$100,400	$35,150	1,456	/3/1	1907	9,518 SF	
.02Mi.	**23 14TH ST SW**	**08/08/2023**	$96,800	$33,880	1,208	/2/1	1878	10,080 SF	
.02Mi.	**1421 MAIN AVE W**	**06/12/2012**	$86,700	$30,350	1,392	/3/2	1905	7,039 SF	
.03Mi.	**103 14TH ST SW**	**08/30/2017**	$79,100	$27,690	1,350	/3/2	1880	10,977 SF	
.03Mi.	**1425 MAIN AVE W**	**10/22/2025**	$100,300	$35,110	1,392	/3/1	1905	6,821 SF	
.04Mi.	**10 14TH ST SW**	**11/19/2019**	$132,000	$46,210	1,358	/2/1	1876	7,401 SF	
.04Mi.	**14 14TH ST SW**		$103,900	$36,370	1,280	/2/1	1875	7,401 SF	
.04Mi.	**1418 MAIN AVE W**	**08/14/2020**	$129,400	$45,290	1,440	/3/2	1919	4,831 SF	
.04Mi.	**1412 MAIN AVE W**	**08/28/2019**	$117,200	$41,020	1,491	/3/1	1920	6,595 SF	
.04Mi.	**20 14TH ST SW**	**02/10/2022**	$115,000	$40,260	1,582	/3/2	1872	7,401 SF	
.04Mi.	**1431 MAIN AVE W**	**12/02/2016**	$98,600	$34,510	1,392	/3/1	1905	6,525 SF	
.04Mi.	**1325 MAIN AVE W**	**05/16/2006**	$78,900	$27,620	1,440	/3/1	1907	2,940 SF	
.04Mi.	**1404 MAIN AVE W**	**02/18/2026**	$84,000	$29,400	1,528	/3/1	1895	6,595 SF	
.04Mi.	**109 14TH ST SW**	**02/06/2023**	$101,000	$35,350	1,328	/3/1	1881	11,199 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	43.4 years old	Households:	8,118
Median Household Income:	$65,911	Households w/Family:	61%
Household Income Per Capita:	$31,443	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Massillon City School District	Students:	4,077
Number of Schools:	7	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.15Mi. **Massillon Junior High School** Number of Students: 607 Student-Teacher Ratio: 16.6		D+	Public	7 - 8
1.16Mi. **Massillon Intermediate School** Number of Students: 900 Student-Teacher Ratio: 18.84		D+	Public	4 - 6
1.96Mi. **Washington High School** Number of Students: 1,211 Student-Teacher Ratio: 16.17 Advanced Placement: Yes		C-	Public	9 - 12
0.66Mi. **Gorrell Elementary School** Number of Students: 338 Student-Teacher Ratio: 15.36		B+	Public	KG - 3

Flood Report

The Subject Property of **13 14TH ST SW, MASSILLON, OH 44647-6201** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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