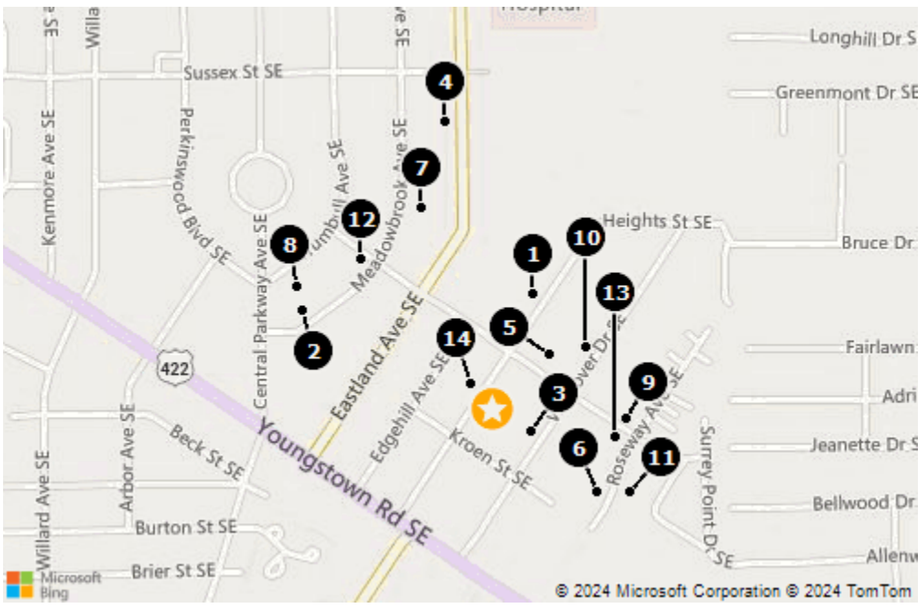
SiteX™ Report

OrderID: 92013495

SiteX Property Information Report



Subject Property Location

1371 PATCHEN AVE SE, WARREN, OH 44484-2802

County:	**TRUMBULL OH**	Census Tract:	391559215.001004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-315800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$90,000**	FSD:	16
Value Range:	$75,600 - $104,400	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	28
Assd Land Value:	$4,620	Market Land Value:	$13,200	Tax Year:	2023
Assd Improvement:	$17,220	Market Improvment Value:	$49,200	Total Taxable Value:	$673
Total Assessed Value:	$21,840	Total Assessor Market Value:	$62,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Map Ref: 016A03200
Abbreviated Description: 39 30 50F .19A PT PATCHEN AVE HOWLAND TWP
City/Muni/Twp: HOWLAND TWP LSD

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	2	Pool:	
Building Area:	784 SF	Baths:	1	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	1+B	Number of Cars:	1	A/C:	N
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2016	Sales Price:	$47,675
Document #:	201604110006189 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/01/2016		
Document Type:	Fiduciary Deed		

Legal Description:
Lot: 30 Subdivision: PATCHEN PLAT Map Ref: VOL14 PG46
City/Muni/Twp: HOWLAND

Prior Transfer

Recording Date:	03/14/2007	Sales Price:	$55,000
Document #:	BK-PG -	Type of Sale:	Verified Sale Price
Document Type:	Warranty Deed		

Legal Description:
Lot: 30 Section: 39 Map Ref: MB016A PG03200
Abbreviated Description: 50FF, PT PATCHEN AVE HOWLAND TWP
City/Muni/Twp: HOWLAND TWP LSD

Area Sales Analysis

Total Area Sales	$1,440,200	Median # of Bedrooms	3
Median Lot Size	12,066 SF	Median # of Baths	1
Median Living Area	1,256 SF	Median Year Built	1953
Price Range - 2 Yrs	$12,500 to $200,000	Age Range	57 years to 105 years
Median Value	$103,850	Median Age	71 years

SiteX™ Report

OrderID: 92013495

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1190 PATCHEN AVE SE** **WARREN, OH 44484-2724**	02/02/2024	$12,500	$8	1464	5/2/1	1957	12,632 SF	
		APN: 28-611600 Document #: 202402020001727 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Subdivision: PATCHEN PLAT NO 2 MapRef: VOL 18 PG 19 Abbreviated Description: Lot:49 Subdivision:PATCHEN PLAT NO 2 Map Ref:VOL 18 PG 19City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
2	.26Mi.	**1410 MEADOWBROOK AVE SE** **WARREN, OH 44484-4566**	01/10/2024	$45,000	$59	758	4/2/1	1919	6,098 SF	
		APN: 38-386500 Document #: 202401100000536 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: PERKINSWOOD MapRef: VOL 10 PG 137 Abbreviated Description: Lot:14 Block:7 Subdivision:PERKINSWOOD Map Ref:VOL 10 PG 137City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
3	.04Mi.	**1368 WESTOVER DR SE** **WARREN, OH 44484-2813**	10/10/2023	$120,000	$91	1318	6/3/1	1952	23,087 SF	
		APN: 28-429970 Document #: 202310100016554 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Abbreviated Description: Abbreviated Description:PORTION LOT39 City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
4	.36Mi.	**1054 EASTLAND AVE SE** **WARREN, OH 44484-4510**	10/06/2023	$154,500	$118	1305	7/3/1	1962	10,890 SF	
		APN: 38-710900 Document #: 202310060016450 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: ANTHONY MARCHESE SUBDIVISION NO 2 MapRef: VOL 24 PG 58&59 Abbreviated Description: Lot:50 Subdivision:ANTHONY MARCHESE SUBDIVISION NO 2 Map Ref:VOL 24 PG 58&59City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
5	.09Mi.	**3439 SURREY RD SE** **WARREN, OH 44484-2840**	10/06/2023	$63,000	$48	1302	5/2/1	1953	11,500 SF	
		APN: 28-110300 Document #: 202310060016380 Document Type: Limited Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
6	.15Mi.	**1386 ROSEWAY AVE SE** **WARREN, OH 44484-2728**	10/06/2023	$170,000	$143	1181	6/3/1	1964	27,443 SF	
		APN: 28-560225 Document #: 202310060016444 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: SURREY HILLS SUB DIVISION MapRef: VOL 28 PG 34 Abbreviated Description: Lot:33 Subdivision:SURREY HILLS SUB DIVISION Map Ref:VOL 28 PG 34City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
7	.26Mi.	**1161 MEADOWBROOK AVE SE** **WARREN, OH 44484-4561**	09/19/2023	$92,700	$79	1170	4/3/1	1946	7,841 SF	
		APN: 38-405200 Document #: 202309190015264 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 569 Subdivision: PERKINSWOOD MapRef: VOL 14 PG 23&24 Abbreviated Description: Lot:569 Subdivision:PERKINSWOOD Map Ref:VOL 14 PG 23&24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
8	.28Mi.	**1373 TRUMBULL AVE SE** **WARREN, OH 44484-4581**	08/31/2023	$27,000	$26	1020	5/2/1	1925	7,405 SF	
		APN: 38-794250 Document #: 202308310014177 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 7 Subdivision: PERKINSWOOD REVISED NO 2 ADDITION MapRef: VOL 10 PG 24 Abbreviated Description: Lot:7 Block:7 Subdivision:PERKINSWOOD REVISED NO 2 ADDITION Map Ref:VOL 10 PG 24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
9	.16Mi.	**1204 ROSEWAY AVE SE** **WARREN, OH 44484-2811**	08/29/2023	$185,000	$95	1931	7/3/2	1967	16,117 SF	
		APN: 28-235425 Document #: 202308290013958 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SURREY HILLS SUBDIVISION MapRef: VOL 29 PG 45 Abbreviated Description: Lot:28 Subdivision:SURREY HILLS SUBDIVISION Map Ref:VOL 29 PG 45City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
10	.14Mi.	**1190 WESTOVER DR SE** **WARREN, OH 44484-2738**	08/10/2023	$65,500	$63	1024	5/3/1	1953	19,602 SF	
		APN: 28-053600 Document #: 202308100012748 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Section: 39 Subdivision: ORIGINAL SURVEY OF SAID TOWNSHIP Abbreviated Description: Section:39 Subdivision:ORIGINAL SURVEY OF SAID TOWNSHIP City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
11	.19Mi.	**1369 ROSEWAY AVE SE** **WARREN, OH 44484-2729**	07/07/2023	$200,000	$131	1521	7/3/2	1965	14,375 SF	
		APN: 28-359550 Document #: 202307070010618 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SURREY HILLS SUBDIVISION MapRef: VOL 28 PG 34 Abbreviated Description: Lot:3 Subdivision:SURREY HILLS SUBDIVISION Map Ref:VOL 28 PG 34City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND								
12	.24Mi.	**1302 MEADOWBROOK AVE SE** **WARREN, OH 44484-4564**	06/30/2023	$115,000	$95	1210	6/3/1	1940	6,098 SF	
		APN: 38-077500 Document #: 202306300010242 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 7 Subdivision: PERKINSWOOD REVISED NO 2 ADDITION MapRef: VOL 10 PG 24 Abbreviated Description: Lot:26 Block:7 Subdivision:PERKINSWOOD REVISED NO 2 ADDITION Map Ref:VOL 10 PG 24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
13	.15Mi.	**1302 ROSEWAY AVE SE** **WARREN, OH 44484-2728**	06/21/2023	$155,000	$82	1889	10/4/1	1965	14,375 SF	
		APN: 28-377150 Document #: 202306210009715 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Section: 39 Subdivision: SURREY HILLS SUBDIVISION MapRef: VOL 29 PG 45 Abbreviated Description: Lot:29 Section:39 Subdivision:SURREY HILLS SUBDIVISION Map Ref:VOL 29 PG 45City/Muni/Twp:ROWLAND City/Muni/Twp: ROWLAND								
14	.04Mi.	**1360 PATCHEN AVE SE** **WARREN, OH 44484-2801**	06/16/2023	$35,000	$44	784	5/2/1	1947	8,276 SF	
		APN: 28-071300 Document #: 202306160009531 Document Type: Warranty Deed Price Code: R								

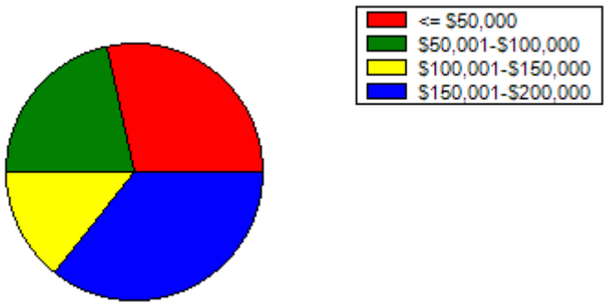
SiteX™ Report

OrderID: 92013495

Land Use: Single Family Residential
Legal: Lot: 39 Abbreviated Description: Abbreviated Description:PORTION LOT39 City/Muni/Twp:HOWLAND City/Muni/Twp: HOWLAND

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1371 PATCHEN AVE SE**	**04/11/2016**	$62,400	$21,840	784	4/2/1	1947	8,276 SF	
.01Mi.	**1381 PATCHEN AVE SE**	**08/28/2003**	$68,100	$23,840	720	4/2/1	1947	8,276 SF	
.01Mi.	**1361 PATCHEN AVE SE**	**06/24/2003**	$88,200	$30,870	1,056	5/3/1	1947	8,276 SF	
.02Mi.	**1391 PATCHEN AVE SE**	**10/09/2020**	$92,900	$32,520	784	4/2/2	1947	8,276 SF	
.02Mi.	**1351 PATCHEN AVE SE**	**08/28/1997**	$79,000	$27,650	1,176	5/3/1	1947	8,276 SF	
.03Mi.	**1341 PATCHEN AVE SE**	**06/19/2014**	$67,100	$23,490	776	4/2/1	1947	8,276 SF	
.03Mi.	**1401 PATCHEN AVE SE**		$67,200	$23,530	784	4/2/1	1950	12,476 SF	
.04Mi.	**1331 PATCHEN AVE SE**		$81,200	$28,420	935	5/2/1	1935	8,712 SF	
.04Mi.	**1368 WESTOVER DR SE**	**10/10/2023**	$117,500	$41,130	1,318	6/3/1	1952	23,087 SF	
.04Mi.	**1370 PATCHEN AVE SE**		$76,000	$26,600	784	5/3/1	1950	8,276 SF	
.04Mi.	**1380 PATCHEN AVE SE**	**02/08/2021**	$70,700	$24,750	1,023	5/3/1	1947	8,276 SF	
.04Mi.	**1360 PATCHEN AVE SE**	**06/16/2023**	$75,200	$26,320	784	5/2/1	1947	8,276 SF	
.04Mi.	**1352 WESTOVER DR SE**	**09/29/2020**	$161,700	$56,600	1,547	7/3/2	1954	19,602 SF	
.05Mi.	**1390 PATCHEN AVE SE**	**12/18/2018**	$92,400	$32,340	1,070	5/2/1	1947	8,276 SF	
.05Mi.	**1350 PATCHEN AVE SE**	**04/09/2021**	$65,400	$22,890	756	4/2/1	1947	8,320 SF	
.05Mi.	**1388 WESTOVER DR SE**	**06/23/2015**	$121,500	$42,530	1,450	7/3/1	1953	29,185 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	43.1 years old	Households:	9,577
Median Household Income:	$63,100	Households w/Family:	64%
Household Income Per Capita:	$32,668	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Howland Local School District	Students:	2,449
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Howland Intermediate School** Number of Students: 814 Student-Teacher Ratio: 20.87	B	Public	5 - 8
2.06Mi.	**Howland High School** Number of Students: 791 Student-Teacher Ratio: 16.79 Advanced Placement: Yes	C+	Public	9 - 12
2.83Mi.	**Howland Springs Primary School** Number of Students: 151 Student-Teacher Ratio: 10.07	NA	Public	PK - KG

SiteX™ Report

OrderID: 92013495

Flood Report

The Subject Property of **1371 PATCHEN AVE SE, WARREN, OH 44484-2802** 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	130%	NOTABLY HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	106%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. AND ITS SUBSIDIARIES AND AFFILIATES ("**ICE**") SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2024 Intercontinental Exchange, Inc. All Rights Reserved.