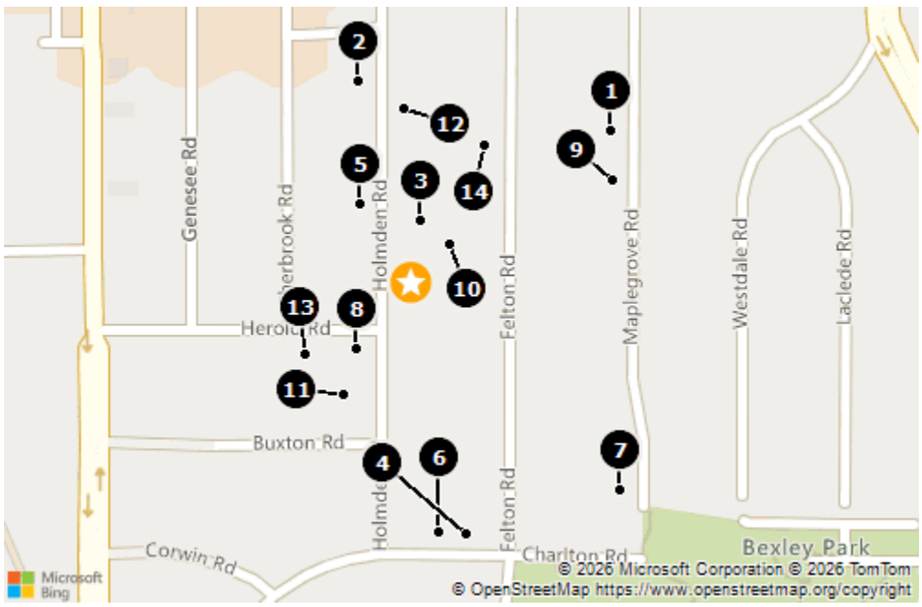
ICE SiteX Report

OrderID: 98729928

SiteX Property Information Report



Subject Property Location

1539 HOLMDEN RD, SOUTH EUCLID, OH 44121-2757

County:	**CUYAHOGA OH**	Census Tract:	390351852.024002
Property Use:	Single Family Residential	Zoning:	R-50
Parcel Number:	704-04-050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$169,420 - $224,580	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	SOUTH EUCLID
Assd Land Value:	$9,800	Market Land Value:	$28,000	Tax Year:	2025
Assd Improvement:	$48,650	Market Improvment Value:	$139,000	Total Taxable Value:	$5,636
Total Assessed Value:	$58,450	Total Assessor Market Value:	$167,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Map Ref: MB704 PG04

Abbreviated Description:	63 BUXTON 0007 SP
City/Muni/Twp:	SOUTH EUCLID

Property Characteristics

Lot Size:	6,950 SF	Bedrooms:	4	Pool:	
Building Area:	1300 SF	Baths:	2	Fireplace:	1
Year Built:	1949	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:	Cape Cod	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	N/A
Document #:	202209080237 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$167,250
Document #:	202109090411 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2021		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HOLMDEN ROAD AND BUXTON ROAD SUBDIVISION Tract No: 2 Land Lot: 63 Map Ref: VOL 88 PG 17
City/Muni/Twp: SOUTH EUCLID

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$167,250
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Map Ref: MB704 PG04
Abbreviated Description: 63 BUXTON 0007 SP
City/Muni/Twp: SOUTH EUCLID

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Prior Transfer

Recording Date:	07/17/2014	Sales Price:	N/A
Document #:	201407170153 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/05/2014		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HOLMDEN ROAD & BUXTON ROAD SUBDIVISION Tract No: 2 Map Ref: MAP88 PG17
City/Muni/Twp: SOUTH EUCLID

Prior Transfer

Recording Date:	10/30/2013	Sales Price:	$29,190
Document #:	201310300617 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/07/2013		
Document Type:			

Legal Description:
Lot: 63 Tract No: 2
City/Muni/Twp: SOUTH EUCLID

Prior Transfer

Recording Date:	09/16/2013	Sales Price:	$33,950
Document #:	201309160245 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/08/2013		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HOLMDEN ROAD & BUXTON ROAD SUBDIVISION Tract No: 2 Map Ref: MAP88 PG17
City/Muni/Twp: SOUTH EUCLID

Prior Transfer

Recording Date:	06/20/2008	Sales Price:	$86,250
Document #:	200806200020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/1999	Sales Price:	$75,000
Document #:	199902250438 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/19/1999		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HOLMDEN ROAD & BUXTON ROAD SUBDIVISION Tract No: 2
Abbreviated Description: 63 BUXTON
City/Muni/Twp: SOUTH EUCLID

Area Sales Analysis

Total Area Sales	$2,305,700	Median # of Bedrooms	3
Median Lot Size	6,900 SF	Median # of Baths	1
Median Living Area	1,421 SF	Median Year Built	1949
Price Range - 2 Yrs	$47,500 to $237,000	Age Range	70 years to 108 years
Median Value	$168,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1492 MAPLEGROVE RD** **SOUTH EUCLID, OH 44121-3024**	10/19/2026	$47,500	$41	1152	6/3/1	1927	5,520 SF	

APN: 704-03-066 Document #: 202610190484
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: MAMIE WRIGHT SUBDIVISION Tract No: 2 Land Lot: 9 MapRef: VOL 78 PG 21 Abbreviated Description: Subdivision:MAMIE WRIGHT SUBDIVISION Tract No:2 Land Lot:9 Map Ref:VOL 78 PG 21City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID

2	.13Mi.	**1476 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2756**	09/25/2026	$115,000	$81	1413	6/3/1	1948	6,050 SF	

APN: 704-01-102 Document #: 202609250349
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: OAKWOOD TERRACE SUBDIVISION Tract No: 2 Land Lot: 118 MapRef: VOL 76 PG 1 Abbreviated Description: Subdivision:OAKWOOD TERRACE SUBDIVISION Tract No:2 Land Lot:118 Map Ref:VOL 76 PG 1City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID

3	.04Mi.	**1517 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2757**	09/14/2026	$152,000	$111	1362	6/3/1	1926	6,950 SF	

APN: 704-03-022 Document #: 202609140445
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: BUXTON ROAD SUBDIVISION Tract No: 2 Land Lot: 5 MapRef: VOL 88 PG 17 Abbreviated Description: Subdivision:BUXTON ROAD SUBDIVISION Tract No:2 Land Lot:5 Map Ref:VOL 88 PG 17City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID

4	.15Mi.	**4115 CHARLTON RD** **SOUTH EUCLID, OH 44121-2716**	09/03/2026	$190,000	$125	1508	6/3/1	1956	5,625 SF	

APN: 704-04-034 Document #: 202609030437
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: CENTER MIRAMAR COMPANYS BEXLEY PARK SUBDIVISION Tract No: 2 Land Lot: 22 MapRef: VOL 104 PG 24 Abbreviated Description: Subdivision:CENTER MIRAMAR COMPANYS BEXLEY PARK SUBDIVISION Tract No:2 Land Lot:22 Map Ref:VOL 104 PG 24City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID

5	.06Mi.	**1516 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2758**	07/30/2026	$170,000	$152	1113	6/3/1	1923	6,000 SF	

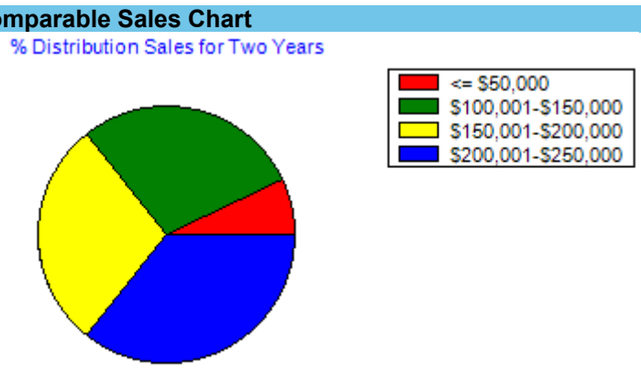
APN: 704-01-094 Document #: 202607300603
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE WALTER H TELLINGS OAKWOOD TERRACE SUBDIVISION Tract No: 2 Land Lot: 110 MapRef: VOL 76 PG 1 Abbreviated Description: Subdivision:THE WALTER H TELLINGS OAKWOOD TERRACE SUBDIVISION Tract No:2 Land Lot:110 Map Ref:VOL 76 PG 1City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID

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6	.15Mi.	**4107 CHARLTON RD** **SOUTH EUCLID, OH 44121-2716**	07/20/2026	$237,000	$142	1667	6/3/1	1956	5,625 SF
		APN: 704-04-036 Document #: 202607200308 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE CENTER MIRAMAR COS BEXLEY PARK SUBDIVISION Tract No: 2 Land Lot: 20&64 MapRef: VOL 104 PG 24 Abbreviated Description: Subdivision:THE CENTER MIRAMAR COS BEXLEY PARK SUBDIVISION Tract No:2 Land Lot:20&64 Map Ref:VOL 104 PG 24City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
7	.18Mi.	**1604 MAPLEGROVE RD** **SOUTH EUCLID, OH 44121-3028**	07/17/2026	$230,000	$163	1408	7/3/1	1949	7,991 SF
		APN: 704-04-102 Document #: 202607170462 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: CHARLES E AND JOAN R COCHRAN SUBDIVISION Tract No: 2 Land Lot: 35-A MapRef: VOL 271 PG 8 Abbreviated Description: Subdivision:CHARLES E AND JOAN R COCHRAN SUBDIVISION Tract No:2 Land Lot:35-A Map Ref:VOL 271 PG 8City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
8	.05Mi.	**1560 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2775**	05/15/2026	$204,900	$137	1488	7/3/1	1950	6,850 SF
		APN: 704-02-004 Document #: 202605150417 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: OAKWOOD TERRACE SUBDIVISION Tract No: 2 Land Lot: 123 Abbreviated Description: Subdivision:OAKWOOD TERRACE SUBDIVISION Tract No:2 Land Lot:123 City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
9	.13Mi.	**1508 MAPLEGROVE RD** **SOUTH EUCLID, OH 44121-3026**	05/13/2026	$135,800	$111	1218	5/2/1	1949	5,520 SF
		APN: 704-03-062 Document #: 202605130318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MAMIE E WRIGHT SUBDIVISION Tract No: 2 Land Lot: 13 MapRef: VOL 78 PG 21 Abbreviated Description: Subdivision:MAMIE E WRIGHT SUBDIVISION Tract No:2 Land Lot:13 Map Ref:VOL 78 PG 21City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
10	.04Mi.	**1528 FELTON RD** **SOUTH EUCLID, OH 44121-2723**	03/25/2026	$205,000	$107	1910	6/4/2	1918	13,620 SF
		APN: 704-03-026 Document #: 202603250080 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: FELTON ROAD SUBDIVISION Land Lot: 17 MapRef: VOL 62 PG 15 Abbreviated Description: Subdivision:FELTON ROAD SUBDIVISION Land Lot:17 Map Ref:VOL 62 PG 15City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
11	.08Mi.	**1572 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2775**	11/19/2025	$212,000	$120	1758	6/3/1	1951	8,120 SF
		APN: 704-02-007 Document #: 202511190503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: THE BUXTON ROAD SUBDIVISION Tract No: 2 MapRef: VOL 88 PG 17 Abbreviated Description: Lot:63 Subdivision:THE BUXTON ROAD SUBDIVISION Tract No:2 Map Ref:VOL 88 PG 17City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
12	.1Mi.	**1481 HOLMDEN RD** **SOUTH EUCLID, OH 44121-2755**	11/05/2025	$102,000	$115	881	5/2/1	1920	6,950 SF
		APN: 704-03-015 Document #: 202511050687 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Tract No: 2 MapRef: VOL 794 PG 101 Abbreviated Description: Lot:63 Tract No:2 Map Ref:VOL 794 PG 101City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							
13	.08Mi.	**4060 HEROLD RD** **SOUTH EUCLID, OH 44121-2754**	10/15/2025	$138,500	$93	1484	5/3/1	1950	7,100 SF
		APN: 704-02-053 Document #: 202510150396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 127 Subdivision: WALTER H TELLINGS OAKWOOD TERRACE SUBDIVISION Tract No: 2 MapRef: VOL 76 PG 1 Abbreviated Description: Lot:127 Subdivision:WALTER H TELLINGS OAKWOOD TERRACE SUBDIVISION Tract No:2 Map Ref:VOL 76 PG 1City/Muni/Twp:SOUTH EUECLID City/Muni/Twp: SOUTH EUECLID							
14	.09Mi.	**1502 FELTON RD** **SOUTH EUCLID, OH 44121-2723**	09/04/2025	$166,000	$116	1429	5/2/1	1956	10,669 SF
		APN: 704-03-032 Document #: 202509040378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10&11 Subdivision: FELTON ROAD SUBDIVISION Tract No: 2 MapRef: VOL 62 PG 15 Abbreviated Description: Lot:10&11 Subdivision:FELTON ROAD SUBDIVISION Map Ref:VOL 62 PG 15Abbreviated Description:SOUTH27FT LOT10&N20FT LOT11 City/Muni/Twp:SOUTH EUCLID City/Muni/Twp: SOUTH EUCLID							

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.

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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.	**1539 HOLMDEN RD**	**09/09/2021**	$167,000	$58,450	1,300	6/4/2	1949	6,950 SF	
.01Mi.	**1543 HOLMDEN RD**	**04/28/1995**	$139,500	$48,830	1,089	4/2/2	1948	6,950 SF	
.01Mi.	**1533 HOLMDEN RD**	**02/29/2024**	$120,000	$42,000	1,392	6/3/1	1918	6,950 SF	
.02Mi.	**1547 HOLMDEN RD**	**04/24/2006**	$135,200	$47,320	1,123	5/3/1	1948	6,950 SF	
.02Mi.	**1531 HOLMDEN RD**	**06/15/1993**	$131,700	$46,100	1,226	4/2/1	1926	6,950 SF	
.03Mi.	**1555 HOLMDEN RD**	**07/12/1985**	$166,100	$58,140	1,665	7/3/1	1949	6,950 SF	
.03Mi.	**1529 HOLMDEN RD**	**08/21/2007**	$149,800	$52,430	1,516	6/3/1	1927	6,950 SF	
.03Mi.	**1538 HOLMDEN RD**	**02/23/1987**	$212,000	$74,200	2,005	7/4/2	1949	5,900 SF	
.03Mi.	**1540 FELTON RD**	**05/15/2019**	$147,800	$51,730	1,404	5/3/2	1953	9,080 SF	
.03Mi.	**1534 HOLMDEN RD**	**04/27/1984**	$171,800	$60,130	1,570	7/3/1	1946	5,950 SF	
.04Mi.	**1544 HOLMDEN RD**	**06/30/2020**	$158,100	$55,340	1,268	6/3/1	1921	5,900 SF	
.04Mi.	**1544 FELTON RD**	**04/19/2022**	$185,900	$65,070	1,888	8/4/2	1930	9,080 SF	
.04Mi.	**1536 FELTON RD**	**01/31/2022**	$100,000	$35,000	1,097	6/3/1	1930	9,080 SF	
.04Mi.	**1548 FELTON RD**	**11/02/2022**	$119,300	$41,760	1,124	6/3/1	1943	9,080 SF	
.04Mi.	**1559 HOLMDEN RD**	**06/25/2018**	$123,400	$43,190	1,112	7/3/1	1949	6,950 SF	
.04Mi.	**1517 HOLMDEN RD**	**04/02/2019**	$146,800	$51,380	1,362	6/3/1	1926	6,950 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	37.4 years old	Households:	13,329
Median Household Income:	$73,627	Households w/Family:	57%
Household Income Per Capita:	$37,126	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	South Euclid-Lyndhurst City School District	Students:	3,203
Number of Schools:	6	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Memorial Junior High School** Number of Students: 463 Student-Teacher Ratio: 15.23	D	Public	7 - 8
1.45Mi.	**Brush High School** Number of Students: 1,030 Student-Teacher Ratio: 21.19	D+	Public	9 - 12
0.72Mi.	**Rowland Elementary School** Number of Students: 459 Student-Teacher Ratio: 15.17	C	Public	KG - 3
0.96Mi.	**Greenview Upper Elementary School** Number of Students: 640 Student-Teacher Ratio: 15.15	C-	Public	4 - 6

Flood Report

The Subject Property of **1539 HOLMDEN RD, SOUTH EUCLID, OH 44121-2757** 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	98%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	83%	LOWER
OVERALL	73%	NOTABLY LOWER

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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