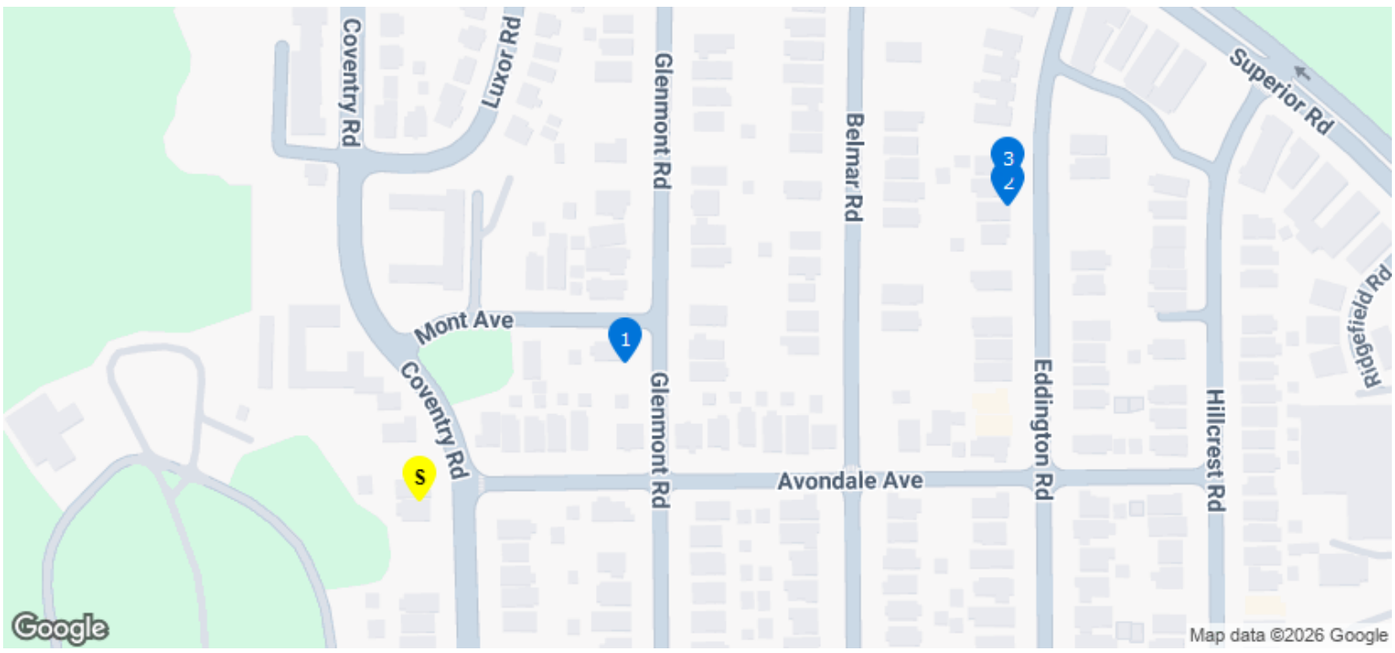
ICE SiteX Report

OrderID: 98809001

SiteX Property Information Report



Subject Property Location

1626 COVENTRY RD, CLEVELAND HEIGHTS, OH 44118-1291

County:	**CUYAHOGA OH**	Census Tract:	1410.00
Property Use:	Triplex (3 units, any combination)	Zoning:	B
Parcel Number:	684-01-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	20	Common Confidence Score:	38
Value Range:	$222,400 - $333,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	CLEVELAND HEIGHTS
Assd Land Value:	$13,860	Market Land Value:	$39,600	Tax Year:	2025
Assd Improvement:	$45,290	Market Improvment Value:	$129,400	Total Taxable Value:	$5,977
Total Assessed Value:	$59,150	Total Assessor Market Value:	$169,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: 9 Map Ref: MB684 PG01
Abbreviated Description: 7 COV MAYF &S/L179 SWP 0178 ALL
City/Muni/Twp: CLEVELAND HEIGHTS

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	6	Pool:	
Building Area:	3569 SF	Baths:	2	Fireplace:	2
Year Built:	1920	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	14	Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Forced air unit
Number of Stories:	2.5+A	Number of Cars:	3	A/C:	None
Style:	Colonial	Basement:	Basement (not specified)	Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	$180,000
Document #:	202412300096 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/22/2024	Loan Amount:	N/A
Document #:	202403220410 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/05/2024		
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 6&7 Map Ref: VOL 51 PG 1
Abbreviated Description: PORTION LOT179
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	03/22/2024	Sales Price:	N/A
Document #:	202403220409 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/05/2024		
Document Type:	Deed		

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Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 6&7 Map Ref: VOL 51 PG 1
Abbreviated Description: PORTION LOT179
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	09/11/2023	Sales Price:	$169,000
Document #:	202309110321 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/06/2023		
Document Type:	Deed		

Legal Description:
Subdivision: MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Map Ref: VOL 51 PG 1

Prior Transfer

Recording Date:	12/12/2013	Sales Price:	N/A
Document #:	201312120457 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/09/2013		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Map Ref: MAP51 PG1
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	11/12/2013	Sales Price:	N/A
Document #:	201311120472 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	10/10/2013	Sales Price:	$55,000
Document #:	201310100340 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	10/09/2013		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Map Ref: MAP51 PG1
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	05/19/2011	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	201105190313 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/11/2009		
Document Type:	Deed		

Legal Description:
Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Map Ref: MAP51 PG1
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	01/16/2007	Sales Price:	$62,400
Document #:	200701160408 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/29/2006	Loan Amount:	N/A
Document #:	200612290701 BK-PG -	Loan Type:	Negative Amortization
Contract Date:	12/28/2006		
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Subdivision: COVENTRY-MAYFIELD LAND COMPANYS SUBDIVISION Map Ref: 0
Abbreviated Description: PART SUBLOT179 PART ORIGINAL EUCLID TWP LOTS6&7 TR#9
City/Muni/Twp: CLEVELAND HEIGHTS

Mortgage Record

Recording Date:	12/04/2003	Loan Amount:	N/A
Document #:	200312040810 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/25/2003		
TD Due Date:	12/01/2033	Type Finance:	

Legal Description:
Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Map Ref: 0
Abbreviated Description: PART SUBLOT179 PART ORIGINAL EUCLID TWP LOTS6&7 TR#9
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	11/26/2003	Sales Price:	N/A
Document #:	200311260946 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/25/2003		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Map Ref: MAP51 PG1
Abbreviated Description: PART SUBLOT179 PART ORIGINAL EUCLID TWP LOTS6&7 TR#9
City/Muni/Twp: CLEVELAND HEIGHTS

Mortgage Record

Recording Date:	05/18/1999	Loan Amount:	N/A
Document #:	199905181091 BK-PG -	Loan Type:	
Contract Date:	05/17/1999		
TD Due Date:	06/01/2029	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION
Abbreviated Description: 7 COV MAYF &S/L179 SWP
City/Muni/Twp: CLEVELAND HEIGHTS

Prior Transfer

Recording Date:	05/18/1999	Sales Price:	N/A
Document #:	199905181090 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/17/1999		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION
Abbreviated Description: 7 COV MAYF &S/L179 SWP
City/Muni/Twp: CLEVELAND HEIGHTS

Area Sales Analysis

Total Area Sales	$413,500	Median # of Bedrooms	7
Median Lot Size	5,050 SF	Median # of Baths	3
Median Living Area	3,310 SF	Median Year Built	1920
Price Range - 2 Yrs	$110,000 to $152,500	Age Range	103 years to 107 years
Median Value	$151,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1576 COVENTRY RD** **EAST CLEVELAND, OH 44118-1078**	09/16/2026	$120,000	$33	3648	//	1954	6,600 SF	
		APN: 672-26-078 Document #: 202609160411 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Subdivision: APARTMENT REALTY CO Tract No: 9 Land Lot: 57 MapRef: VOL 100 PG 40 Abbreviated Description: Subdivision:APARTMENT REALTY CO Tract No:9 Land Lot:57 Map Ref:VOL 100 PG 40City/Muni/Twp:EAST CLEVELAND City/Muni/Twp: EAST CLEVELAND							
2	.11Mi.	**2831 AVONDALE AVE** **CLEVELAND HEIGHTS, OH 44118-1116**	08/03/2026	$295,000	$104	2830	10/4/2	1920	6,118 SF	
		APN: 684-01-064 Document #: 202608030413 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Tract No: 9 Land Lot: 191 MapRef: VOL 51 PG 1 Abbreviated Description: Tract No:9 Land Lot:191 Map Ref:VOL 51 PG 1City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS							
3	.12Mi.	**1676 GLENMONT RD** **CLEVELAND HEIGHTS, OH 44118-1419**	07/02/2026	$299,000	$91	3278	14/6/3	1918	7,100 SF	
		APN: 684-01-077 Document #: 202607020673 Document Type: Warranty Deed Price Code: Q Land Use: Duplex (2 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 119 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:119 Map Ref:VOL 51 PG 1City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS							
4	.16Mi.	**1695 GLENMONT RD** **CLEVELAND HEIGHTS, OH 44118-1420**	08/27/2026	$308,000	$96	3212	10/4/2	1920	6,150 SF	
		APN: 684-01-092 Document #: 202608270270 Document Type: Fiduciary Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Tract No: 9 Land Lot: 100 MapRef: VOL 1810 PG 462 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Tract No:9 Land Lot:100 Map Ref:VOL 1810 PG 462City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS							
5	.18Mi.	**1703 GLENMONT RD** **CLEVELAND HEIGHTS, OH 44118-1134**	09/29/2026	$277,000	$124	2241	10/4/2	1920	6,191 SF	
		APN: 684-01-090 Document #: 202609290501 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 102 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:102 Map Ref:VOL 51 PG 1City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS							
6	.2Mi.	**1600 EDDINGTON RD** **EAST CLEVELAND, OH 44118-5400**	07/22/2026	$170,000	$62	2740	10/4/2	1923	5,320 SF	
		APN: 672-27-066 Document #: 202607220476 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 249&250 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:249&250 Map Ref:VOL 51 PG 1City/Muni/Twp:EAST CLEVELAND City/Muni/Twp: EAST CLEVELAND							
7	.2Mi.	**1604 EDDINGTON RD** **EAST CLEVELAND, OH 44118-5400**	07/21/2026	$20,000	$6	3477	13/5/3	1923	5,360 SF	
		APN: 672-27-065 Document #: 202607210256 Document Type: Fiduciary Deed Price Code: Land Use: Triplex (3 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 250 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:250 Map Ref:VOL 51 PG 1City/Muni/Twp:EAST CLEVELAND City/Muni/Twp: EAST CLEVELAND							
8	.22Mi.	**1538 EDDINGTON RD** **EAST CLEVELAND, OH 44118-1129**	08/03/2026	$151,000	$46	3310	15/7/3	1919	5,050 SF	
		APN: 672-27-072 Document #: 202608030469 Document Type: Warranty Deed Price Code: A Land Use: Triplex (3 units, any combination) Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 244 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:244 Map Ref:VOL 51 PG 1City/Muni/Twp:EAST CLEVELAND City/Muni/Twp: EAST CLEVELAND							
9	.24Mi.	**1690 EDDINGTON RD** **CLEVELAND HEIGHTS, OH 44118-5406**	07/06/2026	$485,000	$49	9992	//	1930	4,800 SF	
		APN: 684-02-019 Document #: 202607060747 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic)							

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OrderID: 98809001

Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Tract No: 9 Land Lot: 39&40 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Tract No:9 Land Lot:39&40 Map Ref:VOL 51 PG 1City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

10	.27Mi.	**1516 HILLCREST RD** **EAST CLEVELAND, OH 44118-1111**	10/21/2026	$52,500	$16	3280	15/7/3	1919	5,227 SF

APN: 672-27-051 Document #: 202610210580
Document Type: Warranty Deed Price Code:
Land Use: Triplex (3 units, any combination)
Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No: 9 Land Lot: 217&218 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANYS SUBDIVISION Tract No:9 Land Lot:217&218 City/Muni/Twp:EAST CLEVELAND City/Muni/Twp: EAST CLEVELAND

11	.28Mi.	**1623 HILLCREST RD** **CLEVELAND HEIGHTS, OH 44118-1140**	09/15/2026	$330,000	$106	3125	15/7/3	1917	5,000 SF

APN: 684-02-066 Document #: 202609150507
Document Type: Warranty Deed Price Code: Q
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Land Lot: 3&4 MapRef: VOL 51 PG 1 Abbreviated Description: Subdivision:COVENTRY MAYFIELD LAND COMPANY SUBDIVISION Land Lot:3&4 Map Ref:VOL 51 PG 1City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

12	.29Mi.	**2869 HAMPSHIRE RD** **CLEVELAND HEIGHTS, OH 44118-1614**	05/23/2026	$235,000	$136	1724	8/4/1	1915	8,050 SF

APN: 684-04-013 Document #: 202605230115
Document Type: Fiduciary Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: MM BROWNS SUBDIVISION Land Lot: 23 MapRef: VOL 23 PG 12 Abbreviated Description: Subdivision:MM BROWNS SUBDIVISION Land Lot:23 Map Ref:VOL 23 PG 12City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

13	.3Mi.	**2744 MAYFIELD RD** **CLEVELAND HEIGHTS, OH 44106-6401**	06/10/2026	$500,000	$45	10997	//	1924	7,000 SF

APN: 685-10-005 Document #: 202606100255
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Subdivision: EUCLID HEIGHTS REALLOTMENT Land Lot: 774 MapRef: VOL 36 PG 2 Abbreviated Description: Subdivision:EUCLID HEIGHTS REALLOTMENT Land Lot:774 Map Ref:VOL 36 PG 2City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

14	.33Mi.	**1615 RIDGEFIELD RD** **CLEVELAND HEIGHTS, OH 44118-5404**	05/29/2026	$540,000	$70	7735	//	1930	6,101 SF

APN: 684-03-033 Document #: 202605290487
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Subdivision: RIDGEFIELD ROAD DEDICATION Tract No: 9 Land Lot: 14 MapRef: VOL 69 PG 35 Abbreviated Description: Subdivision:RIDGEFIELD ROAD DEDICATION Tract No:9 Land Lot:14 Map Ref:VOL 69 PG 35City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

15	.37Mi.	**2725 HAMPSHIRE RD** **CLEVELAND HEIGHTS, OH 44106-2570**	07/07/2026	$163,000	$136	1197	6/2/1	1915	SF

APN: 685-10-307 Document #: 202607070770
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: 2725 HAMPSHIRE ROAD CONDOMINIUM MapRef: VOL 160 PG 59 Abbreviated Description: Lot:1 Subdivision:2725 HAMPSHIRE ROAD CONDOMINIUM Map Ref:VOL 160 PG 59City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

16	.43Mi.	**1824 WILTON RD** **CLEVELAND HEIGHTS, OH 44118-1629**	03/17/2026	$461,000	$146	3152	10/4/2	1920	14,000 SF

APN: 684-05-049 Document #: 202603170149
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: M M BROWNS SUBDIVISION Land Lot: 69&70 MapRef: VOL 23 PG 12 Abbreviated Description: Subdivision:M M BROWNS SUBDIVISION Land Lot:69&70 Map Ref:VOL 23 PG 12City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

17	.44Mi.	**1848 CADWELL AVE** **CLEVELAND HEIGHTS, OH 44118-1609**	09/30/2026	$290,000	$106	2724	10/4/3	1920	14,875 SF

APN: 684-04-040 Document #: 202609300350
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: MM BROWNS SUBDIVISION MapRef: VOL 24 PG 24 Abbreviated Description: Subdivision:MM BROWNS SUBDIVISION Map Ref:VOL 24 PG 24City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

18	.46Mi.	**2640 MAYFIELD RD** **CLEVELAND HEIGHTS, OH 44106-5525**	08/21/2026	$255,000	$132	1939	9/4/1	1905	7,000 SF

APN: 685-09-009 Document #: 202608210374
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: EUCLID HEIGHTS Land Lot: 798 MapRef: VOL 36 PG 2 Abbreviated Description: Subdivision:EUCLID HEIGHTS Land Lot:798 Map Ref:VOL 36 PG 2City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

19	.46Mi.	**2634 MAYFIELD RD** **CLEVELAND HEIGHTS, OH 44106-2544**	08/10/2026	$148,000	$144	1027	6/2/1	1920	SF

APN: 685-09-346 Document #: 202608100449
Document Type: Warranty Deed Price Code: Q
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: ROY CONDOMINIUM ALLOTMENT CONDOMINIUM Legal Unit: 4 MapRef: VOL 160 PG 33-36 Abbreviated Description: Lot:4 Subdivision:ROY CONDOMINIUM ALLOTMENT CONDOMINIUM Legal Unit:4 Map Ref:VOL 160 PG 33-36City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

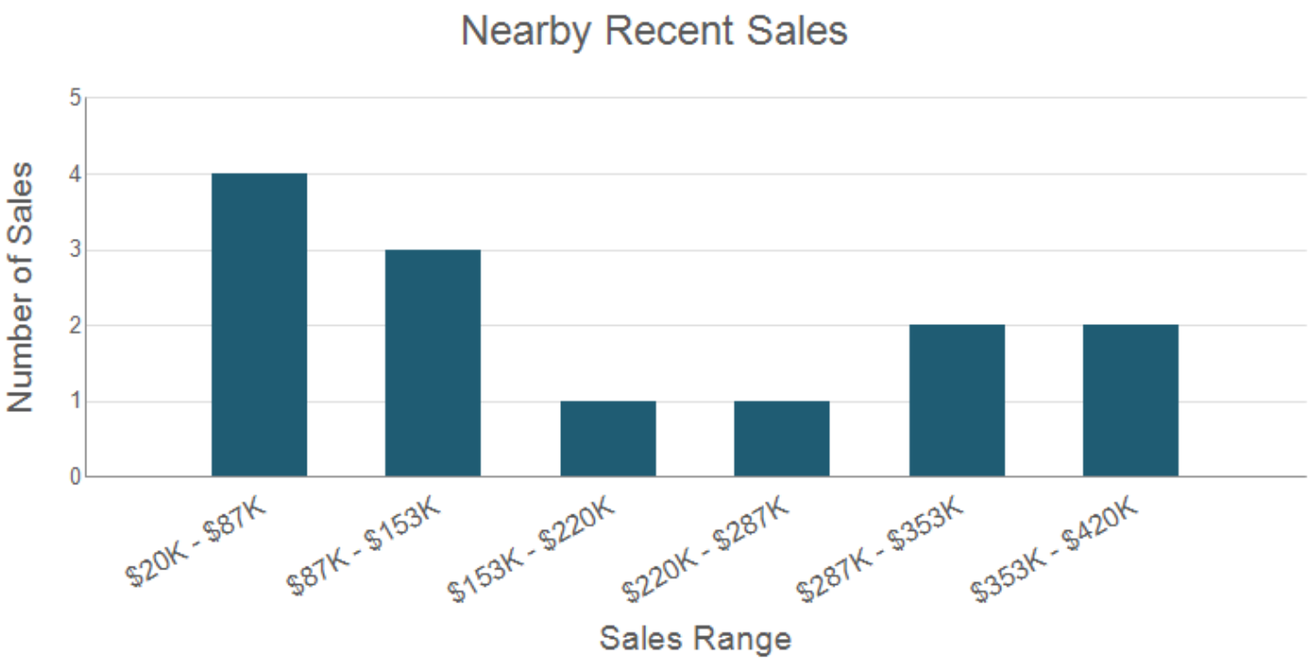
20	.47Mi.	**2634 MAYFIELD RD** **CLEVELAND HEIGHTS, OH 44106-2544**	05/01/2026	$145,000	$130	1118	6/2/1	1920	SF

APN: 685-09-343 Document #: 202605010466
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ROY CONDOMINIUM Legal Unit: I MapRef: VOL 160 PG 33 Abbreviated Description: Subdivision:ROY CONDOMINIUM Legal Unit:I Map Ref:VOL 160 PG 33City/Muni/Twp:CLEVELAND HEIGHTS City/Muni/Twp: CLEVELAND HEIGHTS

ICE SiteX Report

OrderID: 98809001

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.	**1626 COVENTRY RD**	**03/22/2024**	$169,000	$59,150	3,569	14/6/2	1920	7,500 SF	
.04Mi.	**1646 COVENTRY RD**	**11/17/2022**	$110,400	$38,640	3,298	14/6/3	1920	6,080 SF	
.05Mi.	**1650 COVENTRY RD**	**11/26/2024**	$185,000	$64,750	3,570	17/8/3	1920	6,080 SF	
.08Mi.	**1600 GLENMONT RD**	**02/24/2025**	$122,700	$42,950	3,355	15/4/3	1920	6,500 SF	
.1Mi.	**2821 AVONDALE AVE**	**07/28/2016**	$186,000	$65,100	3,620	12/6/2	1920	6,600 SF	
.1Mi.	**1675 COVENTRY RD**	**01/26/2022**	$223,000	$78,060	2,817	14/8/3	1920	5,440 SF	
.12Mi.	**1657 GLENMONT RD**	**04/03/1985**	$166,700	$58,350	2,903	14/6/3	1917	7,100 SF	
.13Mi.	**1573 GLENMONT RD**	**03/25/2003**	$75,000	$26,260	3,507	18/7/3	1922	7,100 SF	
.13Mi.	**1646 BELMAR RD**	**02/26/2019**	$193,800	$67,840	3,442	13/5/3	1920	7,100 SF	
.14Mi.	**1693 COVENTRY RD**	**01/06/2010**	$117,200	$41,030	3,004	11/4/3	1920	5,320 SF	
.14Mi.	**1652 BELMAR RD**	**08/08/2023**	$275,000	$96,260	3,240	14/4/3	1920	7,100 SF	
.16Mi.	**1546 GLENMONT RD**	**09/12/2019**	$93,600	$32,760	2,459	11/4/2	1913	4,200 SF	
.18Mi.	**1541 GLENMONT RD**	**01/13/2009**	$96,500	$33,780	3,640	15/5/3	1922	6,390 SF	
.19Mi.	**1559 BELMAR RD**	**10/10/2025**	$29,300	$10,260	3,240	14/5/3	1922	6,750 SF	
.19Mi.	**1632 EDDINGTON RD**	**03/13/2021**	$190,000	$66,510	3,780	14/7/3	1920	7,100 SF	
.2Mi.	**1604 EDDINGTON RD**		$34,700	$12,150	3,477	13/5/3	1923	5,360 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	35.5 years old	Households:	15,610
Median Household Income:	$88,078	Households w/Family:	57%
Household Income Per Capita:	$46,085	Households w/Family Married:	41%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	24%

School District

School District Zone:	Cleveland Heights-University Heights City School District	Students:	5,019
Number of Schools:	10	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.52Mi.	**Roxboro Elementary School** Number of Students: 251 Student-Teacher Ratio: 14.76	B+	Public	KG - 5
1.51Mi.	**Roxboro Middle School** Number of Students: 550	D+	Public	6 - 8

ICE SiteX Report

OrderID: 98809001

Student-Teacher Ratio: 12.09

1.28Mi. **Cleveland Heights High School** D+ Public 9 - 12
Number of Students: 1,717
Student-Teacher Ratio: 15.68
Advanced Placement: Yes

Flood Report

The Subject Property of **1626 COVENTRY RD, CLEVELAND HEIGHTS, OH 44118-1291** 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	94%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	13%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	57%	NOTABLY LOWER
MURDER	88%	LOWER
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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