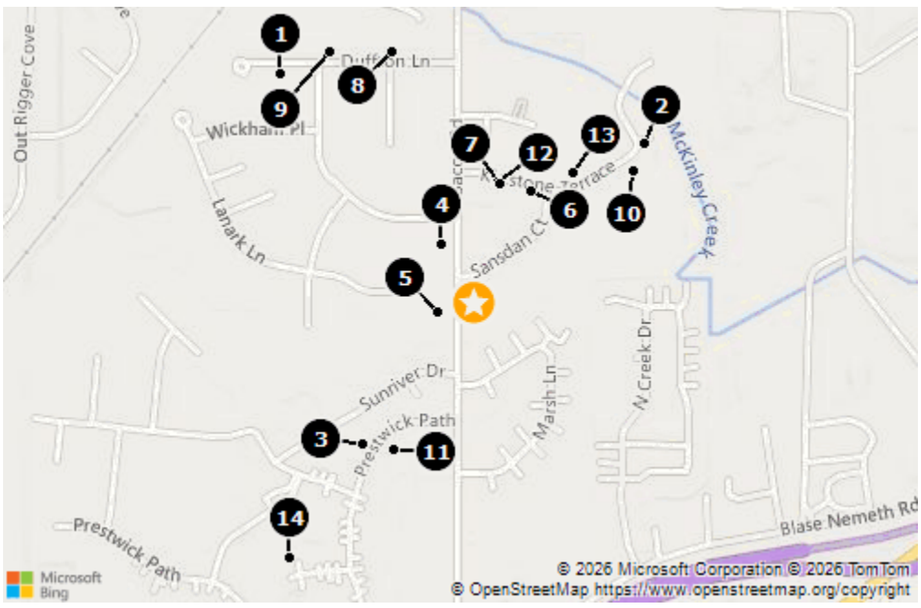
ICE SiteX Report

OrderID: 98729922

SiteX Property Information Report



Subject Property Location

1780 SANSDAN CT, PAINESVILLE, OH 44077-4738

County:	**LAKE OH**	Census Tract:	390852048.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11-B-035-D-00-024-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$313,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$275,440 - $350,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$34,430	Market Land Value:	$98,360	Tax Year:	2025
Assd Improvement:	$57,530	Market Improvment Value:	$164,360	Total Taxable Value:	$9,986
Total Assessed Value:	$91,960	Total Assessor Market Value:	$262,720	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2,6 Subdivision: THE PINES SUBDIVISION Tract No: 1
Abbreviated Description: LOT 2 & 6 TRACT 1 PART OF S/L 24
City/Muni/Twp: PAINESVILLE TOWNSHIP

Property Characteristics

Lot Size:	35,719 SF	Bedrooms:	3	Pool:	
Building Area:	1477 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Yes
Style:	Contemp	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/28/2025	Sales Price:	$143,233
Document #:	2025R003699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/10/2015	Sales Price:	$143,233
Document #:	701 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 2,6 Subdivision: THE PINES SUBDIVISION Tract No: 1
Abbreviated Description: LOT 2 & 6 TRACT 1 PART OF S/L 24
City/Muni/Twp: PAINESVILLE TOWNSHIP

Prior Transfer

Recording Date:	03/10/2015	Sales Price:	$143,300
Document #:	2015R005644 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/11/2015		
Document Type:			

Legal Description:
Lot: 24 Subdivision: THE PINES SUBDIVISION Phase No: IV Map Ref: MB28 PG5
City/Muni/Twp: PAINESVILLE

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Prior Transfer

Recording Date:	10/30/2014	Sales Price:	$108,000
Document #:	2014R027094 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2014		
Document Type:			

Legal Description:
Lot: 24 Subdivision: THE PINES SUBDIVISION Phase No: IV Map Ref: MB28 PG5
City/Muni/Twp: PAINEAVILLE

Prior Transfer

Recording Date:	10/29/2014	Sales Price:	$108,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/29/2012	Sales Price:	N/A
Document #:	2012R023261 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2012	Sales Price:	$167,959
Document #:	2012R019171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2003	Loan Amount:	N/A
Document #:	2003R074736 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/26/2033	Type Finance:	ADJ

Legal Description:
Lot: 24 Subdivision: THE PINES SUBDIVISION Phase No: IV
City/Muni/Twp: PAINESVILLE

Area Sales Analysis

Total Area Sales	$4,203,400	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	2
Median Living Area	1,827 SF	Median Year Built	1998
Price Range - 2 Yrs	$182,500 to $450,000	Age Range	4 years to 47 years
Median Value	$299,750	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1654 DUFFTON LN** **PAINESVILLE, OH 44077-4743**	09/18/2026	$315,000	$165	1905	5/3/2	1987	13,939 SF	
		APN: 11-B-045-B-00-022-0 Document #: 2026R021521 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: THE PINES SUBDIVISION II Tract No: 1 Land Lot: 45 MapRef: VOL Y PG 27 Abbreviated Description: Subdivision:THE PINES SUBDIVISION II Tract No:1 Land Lot:45 Map Ref:VOL Y PG 27City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
2	.28Mi.	**1900 KIRTSTONE TER** **PAINESVILLE, OH 44077-4734**	09/02/2026	$380,000	$188	2018	8/4/2	2001	28,358 SF	
		APN: 11-B-035-E-00-021-0 Document #: 2026R020101 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: IN THE PINES SUBDIVISION Land Lot: 45 MapRef: VOL 35 PG 15 Abbreviated Description: Subdivision:IN THE PINES SUBDIVISION Land Lot:45 Map Ref:VOL 35 PG 15City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
3	.22Mi.	**1809 MUIRFIELD LN** **PAINESVILLE, OH 44077-4853**	03/26/2026	$405,000	$167	2420	6/3/3	2022	8,111 SF	
		APN: 11-B-036-C-00-162-0 Document #: 2026R006001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Subdivision: FAIRWAY PINES SUBDIVISION PHASE 3B Tract No: 1 MapRef: MB 71 PG 11 Abbreviated Description: Subdivision:FAIRWAY PINES SUBDIVISION PHASE 3B Tract No:1 Map Ref:MB 71 PG 11Abbreviated Description:LOT: PART OF LOTS 7&8 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
4	.09Mi.	**797 BACON RD** **PAINESVILLE, OH 44077-4707**	03/13/2026	$277,000	$151	1826	8/4/2	1979	14,810 SF	
		APN: 11-B-045-A-00-008-0 Document #: 2026R005046 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: PINES SUBDIVISION1 Tract No: 1 Land Lot: 8 MapRef: VOL X PG 23 Abbreviated Description: Subdivision:PINES SUBDIVISION1 Tract No:1 Land Lot:8 Map Ref:VOL X PG 23City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
5	.05Mi.	**751 BACON RD** **PAINESVILLE, OH 44077-4707**	03/09/2026	$291,400	$162	1790	8/4/2	1979	14,810 SF	
		APN: 11-B-045-A-00-002-0 Document #: 2026R004717 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: THE PINES SUBDIVISION I Tract No: 1 Land Lot: 2 MapRef: VOL X PG 23 Abbreviated Description: Subdivision:THE PINES SUBDIVISION I Tract No:1 Land Lot:2 Map Ref:VOL X PG 23City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
6	.14Mi.	**1818 KIRTSTONE TER** **PAINESVILLE, OH 44077-4733**	02/27/2026	$182,500	$120	1516	6/3/2	1999	10,193 SF	
		APN: 11-B-035-D-00-034-0 Document #: 2026R003996 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: PINES SUBDIVISION Phase No: IV Land Lot: 6 MapRef: VOL 28 PG 5 Abbreviated Description: Subdivision:PINES SUBDIVISION Phase No:IV Land Lot:6 Map Ref:VOL 28 PG 5Abbreviated Description:LAND LOT: EASTERLY PORTION OF SUBLOT 6 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
7	.13Mi.	**1788 KIRTSTONE TER** **PAINESVILLE, OH 44077-4733**	02/06/2026	$195,000	$128	1516	6/3/2	1997	10,454 SF	

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APN: 11-B-035-D-00-026-0 Document #: 2026R002430
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PINES SUBDIVISION PHASE IV MapRef: VOL 28 PG 5 Abbreviated Description: Subdivision:PINES SUBDIVISION PHASE IV Map Ref:VOL 28 PG 5Abbreviated Description:LOT: PORTION OF SUBLOT 8 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

8	.33Mi.	**1719 DUFFTON LN** **PAINESVILLE, OH 44077-4746**	12/01/2025	$327,000	$134	2430	8/4/3	1981	12,632 SF

APN: 11-B-045-B-00-003-0 Document #: 2025R026828
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: DUFFTON LANE OF THE PINES SUBDIVISION II Tract No: 1&2 Land Lot: 26 MapRef: VOL Y PG 27 Abbreviated Description: Subdivision:DUFFTON LANE OF THE PINES SUBDIVISION II Tract No:1&2 Land Lot:26 Map Ref:VOL Y PG 27City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

9	.36Mi.	**1679 DUFFTON LN** **PAINESVILLE, OH 44077-4746**	11/10/2025	$308,100	$168	1828	7/3/2	1989	12,632 SF

APN: 11-B-045-B-00-008-0 Document #: 2025R025233
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: THE PINES SUBDIVISION Land Lot: 31 MapRef: VOL Y PG 27 Abbreviated Description: Subdivision:THE PINES SUBDIVISION Land Lot:31 Map Ref:VOL Y PG 27City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

10	.24Mi.	**1876 KIRTSTONE TER** **PAINESVILLE, OH 44077-4734**	09/09/2025	$219,900	$145	1516	6/3/2	2001	15,551 SF

APN: 11-B-035-E-00-023-0 Document #: 2025R019748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: PINES SUBDIVISION Phase No: V MapRef: VOL 35 PG 15 Abbreviated Description: Lot:47 Subdivision:PINES SUBDIVISION Phase No:V Map Ref:VOL 35 PG 15City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

11	.2Mi.	**1810 MUIRFIELD LN** **PAINESVILLE, OH 44077-4853**	08/07/2025	$425,000	$173	2452	7/4/2	2022	8,272 SF

APN: 11-B-036-C-00-150-0 Document #: 2025R016757
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7,8&142 Subdivision: FAIRWAY PINES SUBDIVISION PHASE 2B Tract No: 1 MapRef: MB 71 PG 11 Abbreviated Description: Lot:7,8&142 Subdivision:FAIRWAY PINES SUBDIVISION PHASE 2B Tract No:1 Map Ref:MB 71 PG 11Abbreviated Description:LOT: PART OF LOTS 7&8 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

12	.13Mi.	**1786 KIRTSTONE TER** **PAINESVILLE, OH 44077-4733**	07/28/2025	$207,500	$157	1316	5/3/2	1997	11,761 SF

APN: 11-B-035-D-00-008-0 Document #: 2025R015675
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PINES SUBDIVISION-PHASE-IV MapRef: VOL 28 PG 5 Abbreviated Description: Lot:8 Subdivision:PINES SUBDIVISION-PHASE-IV Map Ref:VOL 28 PG 5City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

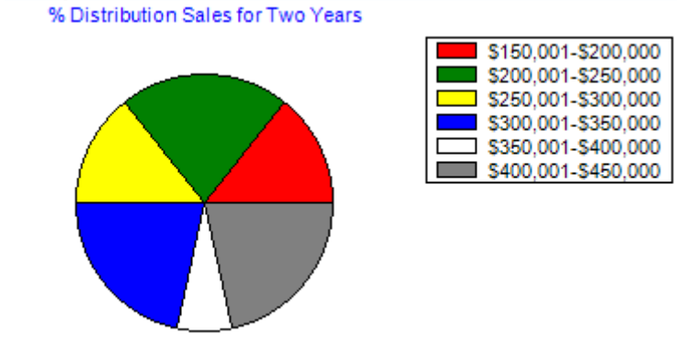
13	.2Mi.	**1837 KIRTSTONE TER** **PAINESVILLE, OH 44077-4736**	07/11/2025	$220,000	$145	1516	7/3/2	2001	10,237 SF

APN: 11-B-035-E-00-001-0 Document #: 2025R014386
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: PINES SUBDIVISION Phase No: V MapRef: VOL 35 PG 15 Abbreviated Description: Lot:25 Subdivision:PINES SUBDIVISION Phase No:V Map Ref:VOL 35 PG 15City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

14	.38Mi.	**532 BIRKDALE CIR** **PAINESVILLE, OH 44077-4831**	06/27/2025	$450,000	$144	3115	8/3/2	2020	10,062 SF

APN: 11-B-036-C-00-089-0 Document #: 2025R013358
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: FAIRWAY PINES SUBDIVISION PHASE 2 MapRef: MB 69 PG 1 Abbreviated Description: Lot:85 Subdivision:FAIRWAY PINES SUBDIVISION PHASE 2 Map Ref:MB 69 PG 1City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE

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.	**1780 SANSDAN CT**	**03/10/2015**	$262,720	$91,960	1,477	6/3/2	1998	35,719 SF	
.02Mi.	**1790 SANSDAN CT**	**12/03/2001**	$295,780	$103,530	2,132	6/3/2	1998	20,909 SF	
.04Mi.	**1802 SANSDAN CT**	**04/22/2015**	$287,880	$100,760	2,016	7/4/2	1998	16,988 SF	
.04Mi.	**759 BACON RD**	**02/11/2005**	$229,690	$80,390	1,790	7/4/2	1979	14,810 SF	
.05Mi.	**751 BACON RD**	**09/16/1986**	$227,680	$79,690	1,790	8/4/2	1979	14,810 SF	
.05Mi.	**767 BACON RD**	**10/18/2021**	$237,450	$83,110	1,790	8/4/2	1979	14,810 SF	
.05Mi.	**745 BACON RD**	**09/21/1989**	$259,580	$90,850	2,662	8/4/2	1979	14,810 SF	
.05Mi.	**773 BACON RD**	**05/04/2020**	$206,960	$72,440	1,954	8/4/2	1979	14,810 SF	
.06Mi.	**1806 SANSDAN CT**	**06/30/2006**	$293,290	$102,650	2,066	7/4/2	1998	16,988 SF	
.06Mi.	**1781 SANSDAN CT**	**06/29/2017**	$297,520	$104,140	2,028	7/4/2	1997	20,909 SF	
.06Mi.	**781 BACON RD**	**04/10/2002**	$374,120	$130,940	2,156	7/4/2	2018	14,810 SF	
.07Mi.	**1814 SANSDAN CT**	**07/23/2018**	$273,060	$95,570	2,012	6/3/2	1998	16,988 SF	
.07Mi.	**1795 SANSDAN CT**	**06/23/2000**	$302,080	$105,730	1,995	8/4/2	1999	22,651 SF	
.07Mi.	**789 BACON RD**	**04/20/2018**	$218,820	$76,590	1,990	8/4/2	1979	14,810 SF	
.08Mi.	**630 LANARK LN**	**11/15/2006**	$247,990	$86,800	1,904	6/3/2	1994	13,068 SF	
.08Mi.	**1799 SANSDAN CT**	**12/29/2016**	$288,230	$100,880	2,016	8/4/2	1999	21,344 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	42.2 years old	Households:	21,865
Median Household Income:	$83,868	Households w/Family:	64%
Household Income Per Capita:	$39,567	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Riverside Local School District	Students:	4,112
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.26Mi.	**LaMuth Middle School** Number of Students: 703 Student-Teacher Ratio: 19.53	B-	Public	6 - 7
3.35Mi.	**Riverside Junior/Senior High School** Number of Students: 1,578 Student-Teacher Ratio: 20.95 Advanced Placement: Yes	C+	Public	8 - 12
2.30Mi.	**Riverview Elementary School** Number of Students: 615 Student-Teacher Ratio: 20.23	B+	Public	KG - 5

Flood Report

The Subject Property of **1780 SANSDAN CT, PAINESVILLE, OH 44077-4738** 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	101%	SIMILAR
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	97%	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.
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ICE SiteX Report

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