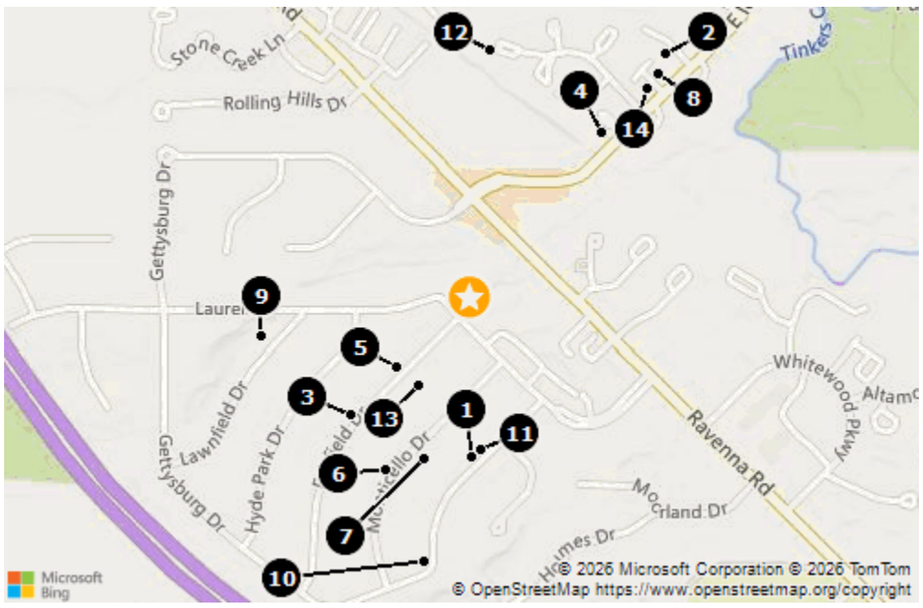
ICE SiteX Report

OrderID: 97725953

SiteX Property Information Report



Subject Property Location

1971 PRESIDENTIAL PKWY, TWINSBURG, OH 44087-1601

County:	**SUMMIT OH**	Census Tract:	391535301.031007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	64-02168	Thomas Bros Pg-Grid:	

Valuation

Value:	**$322,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$260,820 - $383,180	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	64
Assd Land Value:	$18,431	Market Land Value:	$52,660	Tax Year:	2024
Assd Improvement:	$85,099	Market Improvment Value:	$243,140	Total Taxable Value:	$5,475
Total Assessed Value:	$103,530	Total Assessor Market Value:	$295,800	Delinquent Year:	
				Tax Account ID:	TW0026602001000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 170 Subdivision: ROLLING ACRES SUBDN

Abbreviated Description:	ROLLING ACRES SUBDN #3 LOT 170 ALL PRESIDENTIAL PARKWAY
City/Muni/Twp:	TWINSBURG CITY

Property Characteristics

Lot Size:	25,426 SF	Bedrooms:	3	Pool:	
Building Area:	2096 SF	Baths:	1	Fireplace:	
Year Built:	1976	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	RaisedRanch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/07/2024	Loan Amount:	N/A
Document #:	56894953 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 170 Subdivision: THE ROLLING ACRES DEVELOPMENT
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	N/A
Document #:	56861020 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/01/2024		
Document Type:			

Legal Description:
Lot: 170 Subdivision: THE ROLLING ACRES DEVELOPMENT Map Ref: MB 66 PG 41-46
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	N/A
Document #:	35717 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 170 Subdivision: ROLLING ACRES SUBDN
Abbreviated Description: ROLLING ACRES SUBDN #3 LOT 170 ALL PRESIDENTIAL PARKWAY
City/Muni/Twp: TWINSBURG CITY

Mortgage Record

Recording Date:	03/09/2023	Loan Amount:	N/A
Document #:	56800439 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 170 Subdivision: THE ROLLING ACRES DEVELOPMENT
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	08/29/2022	Sales Price:	N/A
Document #:	56763361 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2020	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2020	Sales Price:	$165,000
Document #:	56544099 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/05/2020		
Document Type:			

Legal Description:
Lot: 170 Subdivision: ROLLING ACRES DEVELOPMENT INC Map Ref: MB 66 PG 41-46
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	03/24/2008	Sales Price:	N/A
Document #:	55527484 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/28/2008		
Document Type:			

Legal Description:
Lot: 170 Subdivision: ROLLING ACRES SUBDIVISION #3 Map Ref: MB66 PG41-46
Abbreviated Description: PART ORIGINAL TWINSBURG TWP LOTS10&11 TR#1-N
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	03/24/2008	Sales Price:	N/A
Document #:	55527483 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/28/2008		
Document Type:			

Legal Description:
Lot: 170 Subdivision: ROLLING ACRES SUBDIVISION #3 Map Ref: MB66 PG41-46
Abbreviated Description: PART ORIGINAL TWINSBURG TWP LOTS10&11 TR#1-N
City/Muni/Twp: TWINSBURG

Prior Transfer

Recording Date:	09/05/2006	Sales Price:	N/A
Document #:	55363524 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/23/2006		
Document Type:			

Legal Description:
Lot: 170 Subdivision: ROLLING ACRES DEVELOPMENT INC ROLLING ACRES SUB #3 Map Ref: MB66 PG41-46
Abbreviated Description: PART ORIGINAL TWINSBURG TWP LOTS10&11 TR#1-N
City/Muni/Twp: TWINSBURG

Area Sales Analysis

Total Area Sales	$3,841,699	Median # of Bedrooms	3
Median Lot Size	11,812 SF	Median # of Baths	1
Median Living Area	1,350 SF	Median Year Built	1969
Price Range - 2 Yrs	$190,500 to $399,900	Age Range	40 years to 63 years
Median Value	$295,250	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**9386 GETTYSBURG DR** **TWINSBURG, OH 44087-1512**	05/26/2026	$320,000	$174	1836	6/3/1	1964	11,252 SF	
		APN: 64-00771 Document #: 57024045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE ROLLING ACRES DEVELOPMENT INC Land Lot: 42 MapRef: VOL 62 PG 19-22 Abbreviated Description: Subdivision:THE ROLLING ACRES DEVELOPMENT INC Land Lot:42 Map Ref:VOL 62 PG 19-22City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
2	.38Mi.	**9648 E IDLEWOOD DR** **TWINSBURG, OH 44087-1642**	05/22/2026	$192,000	$201	952	5/2/1	1983	954 SF	
		APN: 64-03655 Document #: 57023517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RIDGE MEADOWS SUBDIVISION Tract No: 1-N Land Lot: A MapRef: CAB A SL 178&179 Abbreviated Description: Subdivision:RIDGE MEADOWS SUBDIVISION Tract No:1-N Land Lot:A Map Ref:CAB A SL 178&179City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
3	.21Mi.	**9408 FAIRFIELD DR**	04/08/2026	$399,900	$180	2220	7/4/2	1969	13,146 SF	

ICE SiteX Report

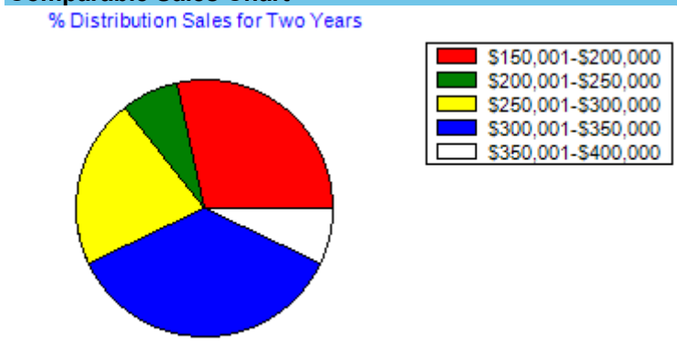
OrderID: 97725953

		TWINSBURG, OH 44087-1504							
	APN: 64-02187 Document #: 57014063 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ROLLING ACRES DEVELOPMENT Tract No: 1 Land Lot: 156 MapRef: VOL 63 PG 46-49 Abbreviated Description: Subdivision:ROLLING ACRES DEVELOPMENT Tract No:1 Land Lot:156 Map Ref:VOL 63 PG 46-49City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
4	.26Mi.	**9570 E IDLEWOOD DR**	04/02/2026	$195,000	$201	970	5/2/2	1984	954 SF
		TWINSBURG, OH 44087-1676							
	APN: 64-03748 Document #: 57013198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 22 Subdivision: RIDGE MEADOWS SUBDIVISION Tract No: 1 Land Lot: B MapRef: CAB A SL 360&361 Abbreviated Description: Section:22 Subdivision:RIDGE MEADOWS SUBDIVISION Tract No:1 Land Lot:B Map Ref:CAB A SL 360&361City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
5	.12Mi.	**9452 FAIRFIELD DR**	02/11/2026	$290,499	$164	1764	7/4/1	1965	13,125 SF
		TWINSBURG, OH 44087-1504							
	APN: 64-02134 Document #: 57003132 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ROLLING ACRES SUBDIVISION NO 2 Land Lot: 150 MapRef: MB 63 PG 49 Abbreviated Description: Subdivision:ROLLING ACRES SUBDIVISION NO 2 Land Lot:150 Map Ref:MB 63 PG 49City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
6	.24Mi.	**9370 MONTICELLO DR**	02/06/2026	$301,000	$220	1362	5/3/1	1963	12,898 SF
		TWINSBURG, OH 44087-1525							
	APN: 64-00963 Document #: 57002377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ROLLING ACRES DEVELOPMENT INC ROLLING ACRES SUBDIV Tract No: 1 Land Lot: 92 MapRef: MB 62 PG 19-22 Abbreviated Description: Subdivision:ROLLING ACRES DEVELOPMENT INC ROLLING ACRES SUBDIV Tract No:1 Land Lot:92 Map Ref:MB 62 PG 19-22City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
7	.21Mi.	**9391 MONTICELLO DR**	01/26/2026	$300,000	$180	1664	6/3/1	1964	12,898 SF
		TWINSBURG, OH 44087-1524							
	APN: 64-02934 Document #: 57000124 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE ROLLING ACRES DEVELOPMENT Tract No: 1-N Land Lot: 67 MapRef: VOL 62 PG 19-22 Abbreviated Description: Subdivision:THE ROLLING ACRES DEVELOPMENT Tract No:1-N Land Lot:67 Map Ref:VOL 62 PG 19-22City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
8	.36Mi.	**9618 E IDLEWOOD DR**	01/02/2026	$190,500	$200	952	5/2/1	1984	954 SF
		TWINSBURG, OH 44087-1628							
	APN: 64-03731 Document #: 56995806 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SECTION NO 5 OF RIDGE MEADOWS SUBDIVISION Land Lot: F MapRef: CAB A SL 252-253 Abbreviated Description: Subdivision:SECTION NO 5 OF RIDGE MEADOWS SUBDIVISION Land Lot:F Map Ref:CAB A SL 252-253City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
9	.26Mi.	**9472 LAWNFIELD DR**	10/24/2025	$320,000	$182	1756	7/4/2	1969	12,371 SF
		TWINSBURG, OH 44087-1522							
	APN: 64-01713 Document #: 56981563 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 265 Subdivision: ROLLING ACRES SUBDIVISION NO 3 MapRef: MB 66 PG 41-46 Abbreviated Description: Lot:265 Subdivision:ROLLING ACRES SUBDIVISION NO 3 Map Ref:MB 66 PG 41-46City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
10	.33Mi.	**9310 GETTYSBURG DR**	09/10/2025	$332,800	$206	1609	8/3/2	1963	12,632 SF
		TWINSBURG, OH 44087-1512							
	APN: 64-01659 Document #: 56971677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ROLLING ACRES SUBDIVISION NO 1 MapRef: MB 62 PG 19-22 Abbreviated Description: Lot:51 Subdivision:ROLLING ACRES SUBDIVISION NO 1 Map Ref:MB 62 PG 19-22City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
11	.18Mi.	**9394 GETTYSBURG DR**	08/18/2025	$280,000	$232	1204	7/3/1	1963	11,252 SF
		TWINSBURG, OH 44087-1512							
	APN: 64-02752 Document #: 56966977 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: ROLLING ACRES DEVELOPMENT INC Tract No: 1-N Land Lot: 3 MapRef: VOL 62 PG 19-&22 Abbreviated Description: Lot:41 Subdivision:ROLLING ACRES DEVELOPMENT INC Tract No:1-N Land Lot:3 Map Ref:VOL 62 PG 19-&22Abbreviated Description:LAND LOT : PART OF ORIGINAL TOWNSHIP LOT 3,10,11 City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
12	.3Mi.	**1883 RIDGE MEADOW CT**	07/01/2025	$219,000	$210	1038	5/2/1	1986	1,019 SF
		TWINSBURG, OH 44087-1690							
	APN: 64-04056 Document #: 56957322 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: F Section: 15 Subdivision: RIDGE MEADOWS SUBDIVISION Tract No: 1-N Land Lot: 4 MapRef: CAB B SL 738&739 Abbreviated Description: Lot:F Section:15 Subdivision:RIDGE MEADOWS SUBDIVISION Tract No:1-N Land Lot:4 Map Ref:CAB B SL 738&739City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
13	.13Mi.	**9451 FAIRFIELD DR**	06/30/2025	$305,000	$227	1338	5/3/1	1974	13,125 SF
		TWINSBURG, OH 44087-1503							
	APN: 64-01732 Document #: 56956840 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 Subdivision: ROLLING ACRES DEVELOPMENT MapRef: MB 63 PG 46 Abbreviated Description: Lot:139 Subdivision:ROLLING ACRES DEVELOPMENT Map Ref:MB 63 PG 46City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								
14	.33Mi.	**9590 E IDLEWOOD DR**	06/23/2025	$196,000	$202	970	5/2/1	1984	954 SF
		TWINSBURG, OH 44087-1677							
	APN: 64-03736 Document #: 56955439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: E Section: 6 Subdivision: RIDGE MEADOWS SUBDIVISION Tract No: 1 MapRef: CAB A SL 252&253 Abbreviated Description: Lot:E Section:6 Subdivision:RIDGE MEADOWS SUBDIVISION Tract No:1 Map Ref:CAB A SL 252&253City/Muni/Twp:TWINSBURG City/Muni/Twp: TWINSBURG								

ICE SiteX Report

OrderID: 97725953

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.	**1971 PRESIDENTIAL PKWY**	**02/02/2024**	$295,800	$103,530	2,096	5/3/1	1976	25,426 SF	
.02Mi.	**1981 PRESIDENTIAL PKWY**	**09/30/2024**	$210,000	$73,500	1,700	5/3/1	1976	23,518 SF	
.05Mi.	**1966 PRESIDENTIAL PKWY**	**04/19/2019**	$244,890	$85,711	1,845	7/4/1	1966	16,910 SF	
.05Mi.	**1980 PRESIDENTIAL PKWY**	**06/09/2017**	$259,770	$90,919	1,904	6/4/2	1968	13,051 SF	
.05Mi.	**1956 PRESIDENTIAL PKWY**	**04/19/2021**	$229,470	$80,314	1,674	6/3/1	1966	13,695 SF	
.06Mi.	**1988 PRESIDENTIAL PKWY**	**10/07/2020**	$237,900	$83,265	1,798	7/3/1	1968	13,051 SF	
.06Mi.	**1945 LAUREL DR**	**07/24/1992**	$235,260	$82,341	1,682	5/3/1	1967	13,756 SF	
.07Mi.	**10672 RAVENNA RD**	**10/26/2017**	$248,540	$86,989	1,440	7/3/2	1990	16,988 SF	
.07Mi.	**1996 PRESIDENTIAL PKWY**	**06/17/1991**	$219,460	$76,811	1,348	6/3/1	1963	13,051 SF	
.07Mi.	**9481 FAIRFIELD DR**	**06/22/1987**	$234,050	$81,917	1,560	5/3/1	1973	13,125 SF	
.08Mi.	**8654 GETTYSBURG DR**	**08/25/2016**	$306,120	$107,141	2,044	8/4/3	1987	12,641 SF	Yes
.08Mi.	**1936 LAUREL DR**	**05/07/2012**	$238,220	$83,377	1,724	6/3/1	1968	12,872 SF	
.08Mi.	**8662 GETTYSBURG DR**	**02/19/2016**	$253,180	$88,613	1,648	7/3/2	1987	13,068 SF	
.08Mi.	**9476 FAIRFIELD DR**	**10/27/2016**	$246,450	$86,257	1,664	5/4/1	1968	12,524 SF	
.08Mi.	**10680 RAVENNA RD**	**10/16/2018**	$325,850	$114,047	2,483	8/4/3	1991	14,375 SF	
.08Mi.	**8670 GETTYSBURG DR**	**04/24/1998**	$280,200	$98,069	2,144	8/4/2	1980	13,504 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	42.6 years old	Households:	9,375
Median Household Income:	$103,261	Households w/Family:	70%
Household Income Per Capita:	$51,717	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Twinsburg City School District	Students:	3,854
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**R. B. Chamberlin Middle School** Number of Students: 564 Student-Teacher Ratio: 15.89	B	Public	7 - 8
0.68Mi.	**George G. Dodge Intermediate School** Number of Students: 859 Student-Teacher Ratio: 15.91	B-	Public	4 - 6
1.02Mi.	**Twinsburg High School** Number of Students: 1,197 Student-Teacher Ratio: 17.35 Advanced Placement: Yes	A-	Public	9 - 12
1.39Mi.	**Wilcox Elementary School** Number of Students: 652 Student-Teacher Ratio: 17.16	NA	Public	PK - 1
0.92Mi.	**Samuel Bissell Elementary School** Number of Students: 582 Student-Teacher Ratio: 20.79	A	Public	2 - 3

ICE SiteX Report

OrderID: 97725953

Flood Report

The Subject Property of **1971 PRESIDENTIAL PKWY, TWINSBURG, OH 44087-1601** 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	55%	NOTABLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	41%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	51%	NOTABLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	54%	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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Data deemed reliable, but not guaranteed.
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