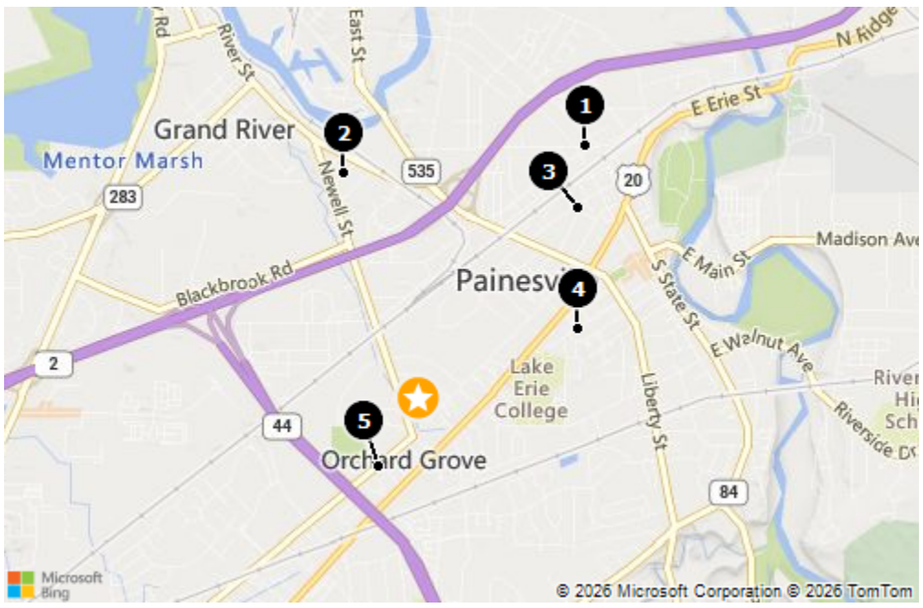
ICE SiteX Report

OrderID: 97525039

SiteX Property Information Report



Subject Property Location

201 MICHAEL CT, PAINESVILLE, OH 44077-2564

County:	**LAKE OH**	Census Tract:	390852043.041008
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	15-C-030-D-00-017-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$178,160 - $345,840	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	15
Assd Land Value:	$19,480	Market Land Value:	$55,650	Tax Year:	2025
Assd Improvement:	$66,420	Market Improvment Value:	$189,770	Total Taxable Value:	$3,983
Total Assessed Value:	$85,900	Total Assessor Market Value:	$245,420	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: KAIM SUBDIVISION Tract No: 4
Abbreviated Description: LOT 12, 52, 54, 55 & 56 TRACT 4
City/Muni/Twp: PAINESVILLE CITY

Property Characteristics

Lot Size:	10,119 SF	Bedrooms:	4	Pool:	
Building Area:	2358 SF	Baths:	3	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2025	Sales Price:	N/A
Document #:	2025R005571 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2024	Loan Amount:	N/A
Document #:	2024R009327 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION Land Lot: 12
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	04/03/2023	Sales Price:	$319,445
Document #:	480344 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION Tract No: 4
Abbreviated Description: LOT 12, 52, 54, 55 & 56 TRACT 4
City/Muni/Twp: PAINESVILLE CITY

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Prior Transfer

Recording Date:	04/03/2023	Sales Price:	$319,500
Document #:	2023R005989 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Lot: 17,&52 Subdivision: KAIM SUBDIVISION Tract No: 4 Land Lot: 12 Map Ref: VOL 43 PG 6
Abbreviated Description: LOTS 54-56 & PART OF LOTS 52&54-56
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	$35,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	$35,000
Document #:	2022R028212 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/07/2022		
Document Type:			

Legal Description:
Lot: 52,54-56 Subdivision: WILLIAMS SURVEY Map Ref: VOL A PG 94
City/Muni/Twp: PAINE

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	N/A
Document #:	2022R028210 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/05/2022		
Document Type:			

Legal Description:
Lot: 52-56 Subdivision: WILLIAMS SURVEY Map Ref: VOL 43 PG 6
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	12/16/2008	Sales Price:	N/A
Document #:	2008R033310 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/24/2008		
Document Type:			

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION Map Ref: MB A PG94
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	12/16/2008	Sales Price:	N/A
Document #:	2008R033309 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/24/2008		
Document Type:			

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION Map Ref: MB A PG94
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	$110,000
Document #:	2008R019529 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/30/2006	Sales Price:	$35,000
Document #:	2006R044073 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/29/2006		
Document Type:			

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION
Abbreviated Description: PART LOTS52&54-56 WILLIAMS SUR ORIGINAL PAINESVILLE TWP LOT12 TR#4
City/Muni/Twp: PAINESVILLE

Prior Transfer

Recording Date:	10/30/2006	Sales Price:	$35,000
Document #:	2006R044070 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/24/2006		
Document Type:			

Legal Description:
Lot: 17 Subdivision: KAIM SUBDIVISION
Abbreviated Description: PART LOTS52&54-56 WILLIAMS SUR ORIGINAL PAINESVILLE TWP LOT12 TR#4
City/Muni/Twp: PAINESVILLE

Area Sales Analysis

Total Area Sales	$739,000	Median # of Bedrooms	3
Median Lot Size	8,899 SF	Median # of Baths	2
Median Living Area	1,356 SF	Median Year Built	1920
Price Range - 2 Yrs	$90,000 to $250,000	Age Range	48 years to 126 years
Median Value	$135,000	Median Age	106 years

Comparable Sales Data

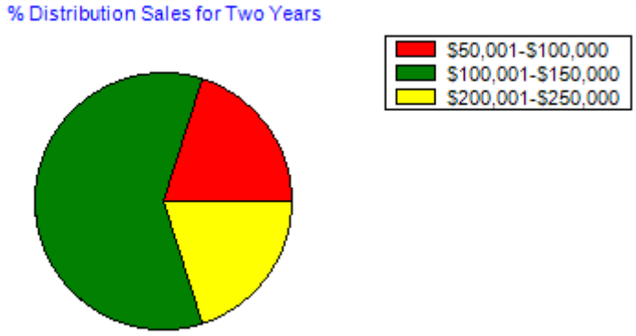
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	1.47Mi.	**417-419 SANFORD ST** **PAINESVILLE, OH 44077-4128**	10/23/2025	$90,000	$76	1170	10/3/3	1927	6,338 SF
	APN: 15-A-017-A-00-001-0 Document #: 2025R023640 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Subdivision: THE CORNER SUBDIVISION Land Lot: 1 MapRef: VOL C PG 46 Abbreviated Description: Subdivision:THE CORNER SUBDIVISION Land Lot:1 Map Ref:VOL C PG 46City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
2	1.15Mi.	**34 ADELAIDE AVE** **PAINESVILLE, OH 44077-1175**	10/09/2025	$250,000	$118	2112	10/4/2	1978	17,324 SF
	APN: 11-B-065-C-00-008-0 Document #: 2025R022478 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 16-17 Tract No: 4 Land Lot: 19 Abbreviated Description: Lot:16-17 Tract No:4 Land Lot:19 City/Muni/Twp:PAIRIESVILLE City/Muni/Twp: PAIRIESVILLE								
3	1.2Mi.	**198 E PROSPECT ST** **PAINESVILLE, OH 44077-4044**	02/28/2025	$135,000	$108	1248	7/3/2	1920	5,249 SF
	APN: 15-D-004-0-00-043-0 Document #: 2025R003730 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 5 Subdivision: WILLIAM BARNES SURVEY Tract No: 3 MapRef: VOL A PG 11 Abbreviated Description: Subdivision:WILLIAM BARNES SURVEY Tract No:3 Map Ref:VOL A PG 11Abbreviated Description:PORTION OF LOT 5 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
4	.84Mi.	**194 W WASHINGTON ST** **PAINESVILLE, OH 44077-3334**	02/25/2025	$145,000	$65	2208	9/4/2	1900	8,899 SF
	APN: 15-C-003-0-00-005-0 Document #: 2025R003435 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Tract No: 3 Abbreviated Description: Abbreviated Description:PART OF TRACT 3 City/Muni/Twp:PAINESVILLE City/Muni/Twp: PAINESVILLE								
5	.38Mi.	**1014 W JACKSON ST** **PAINESVILLE, OH 44077-2529**	01/07/2025	$119,000	$87	1356	6/2/2	1920	53,013 SF
	APN: 15-C-036-G-00-032-0 Document #: 2025R000331 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/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.

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.	**201 MICHAEL CT**	**04/03/2023**	$245,420	$85,900	2,358	7/4/3	2023	10,119 SF	
.05Mi.	**227 MICHAEL CT**	**02/15/2023**	$224,190	$78,470	1,678	6/3/2	2023	14,915 SF	
.06Mi.	**214 NEWELL ST**	**01/17/2018**	$82,780	$28,970	1,435	8/2/2	1952	16,239 SF	
.11Mi.	**247 NEWELL ST**	**08/04/2023**	$144,670	$50,640	1,311	6/3/1	1920	7,876 SF	
.13Mi.	**159 NEWELL ST**	**07/31/2006**	$143,190	$50,120	1,390	8/3/2	1955	10,498 SF	
.13Mi.	**259 NEWELL ST**	**09/06/2024**	$116,220	$40,670	980	5/2/1	1959	15,542 SF	
.16Mi.	**273 NEWELL ST**	**09/14/2015**	$159,690	$55,890	1,368	8/3/1	1900	37,462 SF	
.16Mi.	**35 ELBERTA RD**	**11/16/2012**	$119,540	$41,840	1,148	6/3/2	1910	7,000 SF	
.18Mi.	**351 W EAGLE ST**	**11/01/2021**	$79,270	$27,750	960	7/3/2	1953	15,002 SF	
.22Mi.	**69 GRANT ST**	**02/06/2023**	$152,320	$53,310	2,156	10/4/2	1915	12,419 SF	
.22Mi.	**294 W EAGLE ST**		$131,450	$46,010	960	5/3/1	1940	22,860 SF	
.22Mi.	**916 W JACKSON ST**	**09/27/2023**	$20,000	$7,000	1,053	3/1/1	1954	5 SF	
.23Mi.	**55 NEWELL ST**	**03/19/2009**	$162,670	$56,940	1,641	8/5/2	1900	7,501 SF	
.25Mi.	**41 GRANT ST**	**09/20/2021**	$159,500	$55,830	2,101	10/4/2	1900	8,999 SF	
.26Mi.	**708 MENTOR AVE**	**01/09/2017**	$119,280	$41,750	1,736	10/4/2	1915	11,156 SF	
.29Mi.	**745 MENTOR AVE**	**04/01/2022**	$312,460	$109,360	4,419	13/6/2	1840	28,279 SF	

Rent vs. Own

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

ICE SiteX Report

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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:	Painesville City Local School District	Students:	2,744
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Heritage Middle School** Number of Students: 602 Student-Teacher Ratio: 15.44	C+	Public	6 - 8
0.83Mi.	**Harvey High School** Number of Students: 847 Student-Teacher Ratio: 18.82 Advanced Placement: Yes	C	Public	9 - 12
0.27Mi.	**Maple Elementary School** Number of Students: 432 Student-Teacher Ratio: 16	C-	Public	PK - 5

Flood Report

The Subject Property of **201 MICHAEL CT, PAINESVILLE, OH 44077-2564** 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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