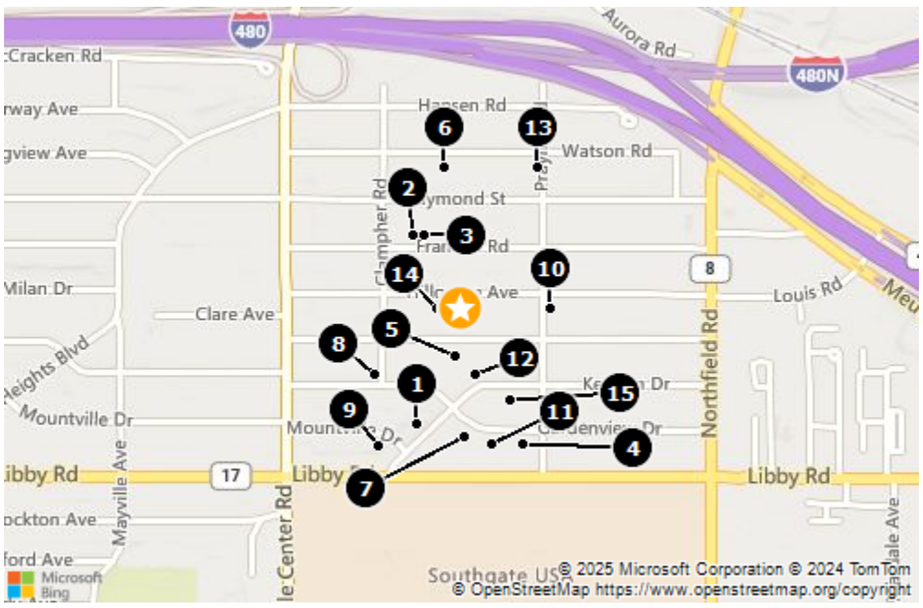
ICE SiteX Report

OrderID: 93472124

SiteX Property Information Report



Subject Property Location

20904 HILLGROVE AVE, MAPLE HEIGHTS, OH 44137-2066

County:	**CUYAHOGA OH**	Census Tract:	390351711.043001
Property Use:	Single Family Residential	Zoning:	RSF-M
Parcel Number:	782-14-105	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	28
Value Range:	$92,880 - $165,120	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2021	Tax Rate Code Area:	MAPLE HEIGHTS
Assd Land Value:	$4,060	Market Land Value:	$11,600	Tax Year:	2023
Assd Improvement:	$15,860	Market Improvment Value:	$45,300	Total Taxable Value:	$4,347
Total Assessed Value:	$19,920	Total Assessor Market Value:	$56,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: CENHI#3 Map Ref: MB782 PG14
Abbreviated Description: 6 CENHI#3 0451 ALL MB782 PG14 MB PG MB PG
City/Muni/Twp: MAPLE HEIGHTS

Property Characteristics

Lot Size:	4,800 SF	Bedrooms:	3	Pool:	
Building Area:	1508 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	N
Style:	Colonial	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/09/2021	Sales Price:	$142,500
Document #:	202112090336 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/03/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 451 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Land Lot: 6 Map Ref: VOL 95 PG 10
City/Muni/Twp: MAPLE HEIGHTS

Prior Transfer

Recording Date:	12/08/2021	Sales Price:	$142,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: CENHI#3 Map Ref: MB782 PG14
Abbreviated Description: 6 CENHI#3 0451 ALL MB782 PG14 MB PG MB PG
City/Muni/Twp: MAPLE HEIGHTS

Prior Transfer

Recording Date:	02/23/2021	Sales Price:	$68,200
Document #:	202102230091 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2021		
Document Type:	Sheriff's Deed		

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Legal Description:
Lot: 451 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref: VOL 95 PG 10
City/Muni/Twp: MAYFIELD HEIGHTS

Prior Transfer

Recording Date:	03/05/2020	Sales Price:	$87,500
Document #:	202003050132 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2018	Sales Price:	$87,500
Document #:	201801160276 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/25/2017	Sales Price:	$87,500
Document #:	201705250429 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2007	Sales Price:	$87,500
Document #:	200710050788 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/11/2007	Sales Price:	$87,500
Document #:	200704110419 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2006	Loan Amount:	N/A
Document #:	200603210526 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	03/16/2036	Type Finance:	FIX

Legal Description:
Lot: 451 Subdivision: WAID & DUFFEYS CENTER HIGHWAY ALLOTMENT #3
Abbreviated Description: PART ORIGINAL BEDFORD TWP LOT6
City/Muni/Twp: MAPLE HEIGHTS

Mortgage Record

Recording Date:	04/28/2005	Loan Amount:	N/A
Document #:	200504280663 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	04/26/2035	Type Finance:	ADJ

Legal Description:
Lot: 451 Subdivision: WAID & DUFFEYS CENTER HIGHWAY ALLOTMENT #3
Abbreviated Description: PART ORIGINAL BEDFORD TWP LOT6
City/Muni/Twp: MAPLE HEIGHTS

Prior Transfer

Recording Date:	06/22/1994	Sales Price:	$74,900
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/22/1994		
Document Type:	Deed		

Legal Description:
Abbreviated Description: HILLGROVE 6 CENHI#3

Area Sales Analysis

Total Area Sales	$1,648,400	Median # of Bedrooms	3
Median Lot Size	5,200 SF	Median # of Baths	1
Median Living Area	1,125 SF	Median Year Built	1948
Price Range - 2 Yrs	$75,000 to $155,000	Age Range	69 years to 83 years
Median Value	$115,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**20713 KENYON DR MAPLE HEIGHTS, OH 44137-2440**	12/20/2024	$135,000	$100	1337	6/3/1	1956	5,600 SF	
		APN: 782-23-060 Document #: 202412200009 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 133 Subdivision: WALD AND DUFFYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:133 Subdivision:WALD AND DUFFYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS								
2	.11Mi.	**20717 FRANKLIN RD MAPLE HEIGHTS, OH 44137-2047**	12/18/2024	$80,000	$73	1092	5/3/1	1948	5,200 SF	
		APN: 782-14-044 Document #: 202412180481 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 423 Subdivision: MAPLE HEIGHTS LAND COMPANYS SUBDIVISION MapRef: VOL 93 PG 22 Abbreviated Description: Lot:423 Subdivision:MAPLE HEIGHTS LAND COMPANYS SUBDIVISION Map Ref:VOL 93 PG 22City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS								
3	.1Mi.	**20805 FRANKLIN RD MAPLE HEIGHTS, OH 44137-2049**	12/09/2024	$84,000	$69	1212	5/3/1	1948	5,200 SF	

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APN: 782-14-042 Document #: 202412090047
Document Type: Fiduciary Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 421 Subdivision: MAPLE HEIGHTS LAND COMPANYS SUBDIVISION MapRef: VOL 93 PG 22 Abbreviated Description: Lot:421 Subdivision:MAPLE HEIGHTS LAND COMPANYS SUBDIVISION Map Ref:VOL 93 PG 22City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

4	.18Mi.	**21106 GARDENVIEW DR** **MAPLE HEIGHTS, OH 44137-2428**	09/07/2024	$123,000	$103	1188	5/3/2	1952	4,600 SF

APN: 782-24-021 Document #: 202409070261
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 207 PG 42&43 Abbreviated Description: Lot:85 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 207 PG 42&43City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

5	.06Mi.	**20902 CLARE AVE** **MAPLE HEIGHTS, OH 44137-2410**	08/24/2024	$154,900	$95	1616	8/4/1	1951	5,840 SF

APN: 782-24-096 Document #: 202408240121
Document Type: Fiduciary Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 328 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:328 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

6	.17Mi.	**20814 WATSON RD** **MAPLE HEIGHTS, OH 44137-2036**	08/12/2024	$75,000	$89	840	4/2/1	1948	5,160 SF

APN: 782-15-039 Document #: 202408120381
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 223 Subdivision: MAPLE HEIGHTS LAND COMPANY SUBDIVISION MapRef: VOL 93 PG 22 Abbreviated Description: Lot:223 Subdivision:MAPLE HEIGHTS LAND COMPANY SUBDIVISION Map Ref:VOL 93 PG 22City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

7	.16Mi.	**20908 GARDENVIEW DR** **MAPLE HEIGHTS, OH 44137-2424**	08/04/2024	$135,000	$120	1125	6/3/1	1944	6,216 SF

APN: 782-24-030 Document #: 202408040181
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:94 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

8	.13Mi.	**20619 GARDENVIEW DR** **MAPLE HEIGHTS, OH 44137-2417**	07/31/2024	$82,500	$105	782	4/2/1	1952	5,400 SF

APN: 782-23-028 Document #: 202407310228
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:242 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

9	.19Mi.	**20704 MOUNTVILLE DR** **MAPLE HEIGHTS, OH 44137-2465**	07/19/2024	$125,000	$110	1131	5/3/1	1944	6,566 SF

APN: 782-23-085 Document #: 202407190292
Document Type: Fiduciary Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:103 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

10	.11Mi.	**21202 HILLGROVE AVE** **MAPLE HEIGHTS, OH 44137-2142**	07/01/2024	$98,000	$59	1640	6/4/1	1942	5,400 SF

APN: 782-16-150 Document #: 202407010550
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 438 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:438 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

11	.17Mi.	**21006 GARDENVIEW DR** **MAPLE HEIGHTS, OH 44137-2426**	05/08/2024	$80,000	$92	868	4/2/1	1950	4,620 SF

APN: 782-24-026 Document #: 202405080096
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:90 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

12	.08Mi.	**20917 KENYON DR** **MAPLE HEIGHTS, OH 44137-2444**	04/26/2024	$155,000	$128	1202	5/3/1	1947	6,750 SF

APN: 782-24-073 Document #: 202404260368
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 255 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT MapRef: VOL 95 PG 10 Abbreviated Description: Lot:255 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

13	.2Mi.	**21116 WATSON RD** **MAPLE HEIGHTS, OH 44137-2042**	03/28/2024	$127,000	$117	1080	5/3/1	1948	5,160 SF

APN: 782-15-024 Document #: 202403280058
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 238 Subdivision: MAPLE HEIGHTS LAND COMPANYS SUBDIVISION Land Lot: 6 MapRef: VOL 93 PG 22 Abbreviated Description: Lot:238 Subdivision:MAPLE HEIGHTS LAND COMPANYS SUBDIVISION Land Lot:6 Map Ref:VOL 93 PG 22City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

14	.03Mi.	**20808 HILLGROVE AVE** **MAPLE HEIGHTS, OH 44137-2064**	03/20/2024	$115,000	$102	1125	6/3/1	1943	4,800 SF

APN: 782-14-101 Document #: 202403200322
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 455 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Land Lot: 6 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:455 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Land Lot:6 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

15	.13Mi.	**21016 KENYON DR** **MAPLE HEIGHTS, OH 44137-2447**	03/06/2024	$79,000	$70	1125	6/3/1	1944	4,800 SF

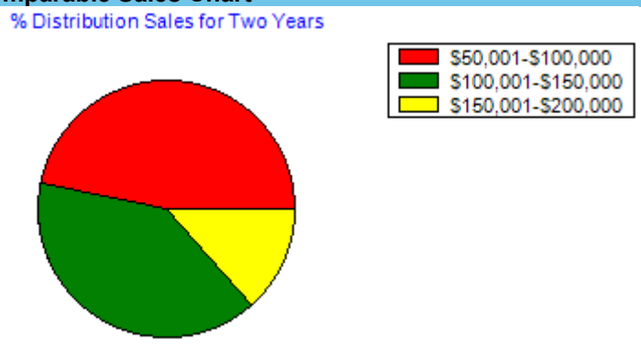
APN: 782-24-052 Document #: 202403060052

ICE SiteX Report

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Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 202 Subdivision: WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Land Lot: 6 MapRef: VOL 95 PG 10 Abbreviated Description: Lot:202 Subdivision:WAID AND DUFFEYS CENTER HIGHWAY ALLOTMENT NO 3 Land Lot:6 Map Ref:VOL 95 PG 10City/Muni/Twp:MAPLE HEIGHTS City/Muni/Twp: MAPLE HEIGHTS

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.	**20904 HILLGROVE AVE**	**12/08/2021**	$56,900	$19,920	1,508	7/3/1	1951	4,800 SF	
.01Mi.	**20900 HILLGROVE AVE**	**08/08/1994**	$56,500	$19,780	1,200	6/3/1	1950	4,800 SF	
.01Mi.	**20908 HILLGROVE AVE**	**10/29/2009**	$57,500	$20,130	1,152	6/3/1	1941	4,800 SF	
.02Mi.	**20816 HILLGROVE AVE**	**10/30/1998**	$62,000	$21,700	1,202	6/3/1	1950	4,800 SF	
.02Mi.	**20912 HILLGROVE AVE**	**05/21/2020**	$92,000	$32,200	1,056	6/3/1	1944	4,800 SF	
.02Mi.	**20812 HILLGROVE AVE**	**10/20/2017**	$58,500	$20,480	1,125	6/3/1	1943	4,800 SF	
.02Mi.	**20916 HILLGROVE AVE**	**09/28/2022**	$56,000	$19,600	1,184	6/3/1	1949	4,800 SF	
.02Mi.	**20905 CLARE AVE**	**04/24/1923**	$53,800	$18,830	1,277	6/3/1	1952	5,200 SF	
.02Mi.	**20909 CLARE AVE**	**11/08/1985**	$60,000	$21,000	1,629	7/3/1	1952	4,800 SF	
.02Mi.	**20901 CLARE AVE**	**05/23/2018**	$59,300	$20,760	1,206	6/3/1	1948	4,800 SF	
.03Mi.	**20913 CLARE AVE**	**01/25/2021**	$57,700	$20,200	1,212	7/3/1	1948	4,800 SF	
.03Mi.	**20817 CLARE AVE**	**11/20/2020**	$89,100	$31,190	1,362	7/4/1	1944	4,800 SF	
.03Mi.	**20808 HILLGROVE AVE**	**05/10/1923**	$54,900	$19,220	1,125	6/3/1	1943	4,800 SF	
.03Mi.	**21000 HILLGROVE AVE**	**02/08/2022**	$56,200	$19,670	1,184	6/3/1	1949	4,800 SF	
.03Mi.	**20917 CLARE AVE**	**04/10/2019**	$60,800	$21,280	1,080	6/3/1	1948	4,800 SF	
.03Mi.	**20815 CLARE AVE**	**08/06/2014**	$56,100	$19,640	1,056	5/2/1	1948	4,800 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	38.8 years old	Households:	9,535
Median Household Income:	$49,750	Households w/Family:	55%
Household Income Per Capita:	$25,362	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Maple Heights City School District	Students:	3,437
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.58Mi.	**John F. Kennedy School** Number of Students: 495 Student-Teacher Ratio: 21.52	D+	Public	2 - 3
2.62Mi.	**Abraham Lincoln School** Number of Students: 504 Student-Teacher Ratio: 21.91	NA	Public	PK - 1
0.50Mi.	**Milkovich Middle School** Number of Students: 847 Student-Teacher Ratio: 16.61	C+	Public	6 - 8
1.64Mi.	**Maple Heights High School** Number of Students: 1,079 Student-Teacher Ratio: 17.69	C-	Public	9 - 12

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Advanced Placement: Yes

2.50Mi.	**Barack Obama School**	C-	Public	4 - 5

Number of Students: 512
Student-Teacher Ratio: 18.29

Flood Report

The Subject Property of **20904 HILLGROVE AVE, MAPLE HEIGHTS, OH 44137-2066** 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	93%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	81%	LOWER
OVERALL	83%	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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