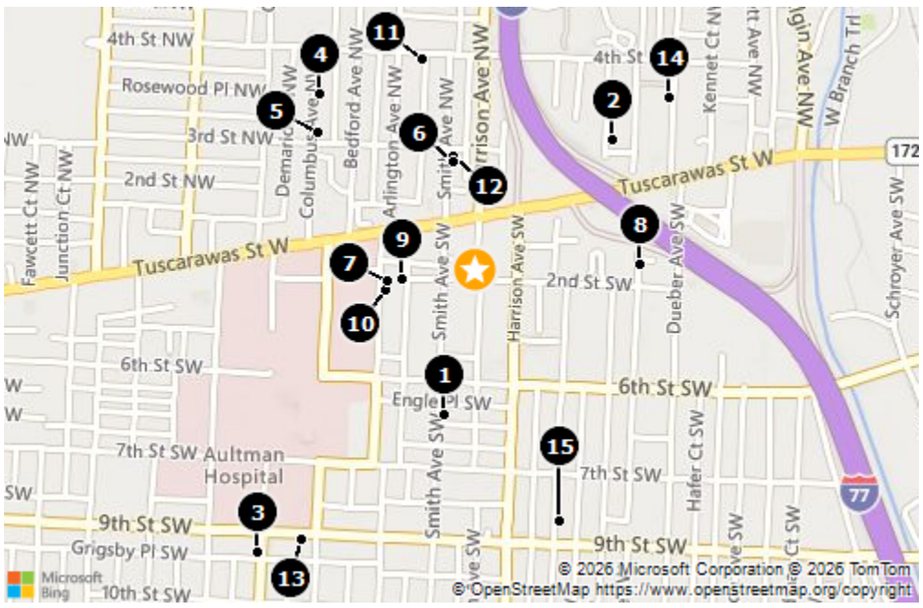
ICE SiteX Report

OrderID: 98692606

SiteX Property Information Report



Subject Property Location

2221 2ND ST SW, CANTON, OH 44706-1154

County:	**STARK OH**	Census Tract:	391517013.001001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-04035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$123,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$103,320 - $142,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00020
Assd Land Value:	$5,600	Market Land Value:	$16,000	Tax Year:	2025
Assd Improvement:	$24,290	Market Improvment Value:	$69,400	Total Taxable Value:	$1,351
Total Assessed Value:	$29,890	Total Assessor Market Value:	$85,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 39 Map Ref: MB 62C
Abbreviated Description: 9772-9773 50' EE EA
City/Muni/Twp: CANTON CITY

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:	3	Pool:	
Building Area:	1414 SF	Baths:	1	Fireplace:	
Year Built:	1897	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Gas
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/23/2024	Loan Amount:	N/A
Document #:	202410230036101 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	$100,000
			Multiple Parcels Involved in this transaction
Document #:	202309280032818 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/07/2023		
Document Type:			

Legal Description:
Lot: 9772&9773
Abbreviated Description: PORTION LOTS9772&9773

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	$100,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

OrderID: 98692606

Legal Description:
Block: 39 Map Ref: MB 62C
Abbreviated Description: 9772-9773 50' EE EA
City/Muni/Twp: CANTON CITY

Prior Transfer

Recording Date:	09/25/2023	Sales Price:	N/A
Document #:	202309250032421 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2018	Sales Price:	N/A
Document #:	201803070008401 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/27/2017		
Document Type:			

Legal Description:
Lot: 9772&9773
Abbreviated Description: EAST50FT LOTS9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	11/13/2017	Sales Price:	N/A
Document #:	201711130048140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2017	Loan Amount:	N/A
Document #:	201711020046713 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2047	Type Finance:	

Legal Description:
Lot: 9772&9773
Abbreviated Description: EAST50FT LOTS9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	03/03/2017	Sales Price:	$55,024
Document #:	201703030009252 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2017		
Document Type:			

Legal Description:
Lot: 9772&9773
Abbreviated Description: EAST50FT LOTS9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	11/12/2010	Sales Price:	$65,000
Document #:	201011120045314 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/2010		
Document Type:			

Legal Description:
Lot: 9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	02/07/2006	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	200602070007332 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/02/2006		
Document Type:			

Legal Description:
Lot: 9772&9773
Abbreviated Description: 50 FT OFF E END LOTS9772&9773
City/Muni/Twp: CANTON

Mortgage Record

Recording Date:	06/28/2004	Loan Amount:	N/A
Document #:	200406280046624 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2034	Type Finance:	

Legal Description:
Lot: 9772&9773
Abbreviated Description: 50 FT OFF E END LOTS9772&9773
City/Muni/Twp: CANTON

Mortgage Record

Recording Date:	06/07/2004	Loan Amount:	N/A
Document #:	200406070040395 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	04/14/2004	Sales Price:	$25,500
Document #:	200404140025317 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/07/2004		
Document Type:			

ICE SiteX Report

OrderID: 98692606

Legal Description:
Lot: 9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	10/22/2003	Sales Price:	$34,000
Document #:	200310220101719 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2003		
Document Type:			

Legal Description:
Lot: 9772&9773
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	06/22/2001	Sales Price:	$76,000
Document #:	2001042853 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/22/2001		
Document Type:			

Legal Description:
Block: 39 Map Ref: MB 62C
Abbreviated Description: 9772-9773 50' EE EA
City/Muni/Twp: CANTON CITY

Prior Transfer

Recording Date:	05/30/2000	Sales Price:	$35,500
Document #:	2000031323 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/25/2000		
Document Type:			

Legal Description:
Block: 39 Map Ref: MB 62C
Abbreviated Description: 9772-9773 50' EE EA
City/Muni/Twp: CANTON CITY

Area Sales Analysis

Total Area Sales	$1,204,350	Median # of Bedrooms	3
Median Lot Size	4,800 SF	Median # of Baths	1
Median Living Area	1,320 SF	Median Year Built	1912
Price Range - 2 Yrs	$16,550 to $160,000	Age Range	14 years to 131 years
Median Value	$65,000	Median Age	114 years

Comparable Sales Data

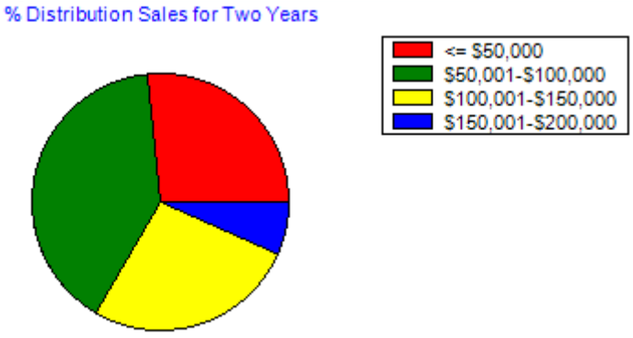
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**616 SMITH AVE SW** **CANTON, OH 44706-1343**	10/02/2026	$43,800	$33	1292	/3/1	1900	2,657 SF	
		APN: 02-16680 Document #: 202610020040210 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10096 MapRef: VOL 1103 PG 524 Abbreviated Description: Lot:10096 Map Ref:VOL 1103 PG 524City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
2	.23Mi.	**206 PARK AVE NW** **CANTON, OH 44708-4979**	09/24/2026	$35,000	$17	2050	/3/2	1895	3,947 SF	
		APN: 02-03793 Document #: 202609240038946 Document Type: Price Code: R Land Use: Single Family Residential Legal: Land Lot: 235 Abbreviated Description: Land Lot:235 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
3	.44Mi.	**909 CLARENDON AVE SW** **CANTON, OH 44710-1828**	09/18/2026	$92,900	$70	1320	/3/1	1912	3,428 SF	
		APN: 02-07668 Document #: 202609180038021 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10410 Abbreviated Description: Lot:10410 Abbreviated Description:LOTS 10411&10412 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
4	.28Mi.	**330 COLUMBUS AVE NW** **CANTON, OH 44708-4707**	09/15/2026	$115,000	$68	1690	/5/2	1922	4,238 SF	
		APN: 02-16108 Document #: 202609150037419 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16358 MapRef: MB 9 PG 61 Abbreviated Description: Lot:16358 Map Ref:MB 9 PG 61City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
5	.25Mi.	**304 COLUMBUS AVE NW** **CANTON, OH 44708-4707**	09/04/2026	$65,000	$49	1302	/3/1	1906	4,238 SF	
		APN: 02-09376 Document #: 202609040036254 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16364 Abbreviated Description: Lot:16364 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
6	.13Mi.	**136 SMITH AVE NW** **CANTON, OH 44708-4760**	09/02/2026	$65,000	$44	1446	/3/1	1918	3,642 SF	
		APN: 02-18405 Document #: 202609020035852 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16235 MapRef: MB 9 PG 61 Abbreviated Description: Lot:16235 Map Ref:MB 9 PG 61City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
7	.1Mi.	**202 ARLINGTON AVE SW** **CANTON, OH 44706-1137**	09/02/2026	$115,000	$71	1598	/3/1	1895	6,900 SF	
		APN: 02-15207 Document #: 202609020035802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10162 MapRef: DOC 20140310003496 Abbreviated Description: Lot:10162 Map Ref:DOC 20140310003496City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
8	.21Mi.	**1918 CROWL PL SW** **CANTON, OH 44706-1108**	08/05/2026	$58,000	$50	1152	/3/1	1916	7,000 SF	
		APN: 10-006264 Document #: 202608050030548 Document Type: Price Code: R Land Use: Single Family Residential								

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	Legal: Lot: 4043 Abbreviated Description: Lot:4043 Abbreviated Description:LOTS 4044 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
9	.1Mi.	**129 RAYMONT CT SW** **CANTON, OH 44706-1157**	07/29/2026	$16,550	$20	796	/1/1	1947	6,900 SF
	APN: 02-13802 Document #: 202607290029510 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 10161 Abbreviated Description: Abbreviated Description:PORTION LOT10161								
10	.1Mi.	**204 ARLINGTON AVE SW** **CANTON, OH 44706-1137**	07/29/2026	$137,500	$104	1313	/3/1	1904	6,900 SF
	APN: 02-27828 Document #: 202607290029512 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 10163 Abbreviated Description: Lot:10163 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
11	.26Mi.	**2320 4TH ST NW** **CANTON, OH 44708-4527**	07/14/2026	$96,000	$74	1284	/3/1	1918	4,800 SF
	APN: 02-27686 Document #: 202607140026999 Document Type: Price Code: R Land Use: Single Family Residential								
	Legal: Lot: 16267 Abbreviated Description: Lot:16267 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
12	.14Mi.	**140 SMITH AVE NW** **CANTON, OH 44708-4760**	07/14/2026	$160,000	$102	1564	/4/2	1920	3,642 SF
	APN: 02-14007 Document #: 202607140026953 Document Type: Price Code: R Land Use: Single Family Residential								
	Legal: Lot: 16234 MapRef: MB 9 PG 61 Abbreviated Description: Lot:16234 Map Ref:MB 9 PG 61City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
13	.4Mi.	**2506 9TH ST SW** **CANTON, OH 44710-1809**	06/29/2026	$23,600	$15	1572	/3/2	1900	6,020 SF
	APN: 02-14279 Document #: 202606290024685 Document Type: Price Code: R Land Use: Single Family Residential								
	Legal: Lot: 10355 Abbreviated Description: Lot:10355 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
14	.31Mi.	**305 LINCOLN AVE NW** **CANTON, OH 44708-4922**	06/26/2026	$56,000	$38	1472	/3/1	1901	5,149 SF
	APN: 02-05540 Document #: 202606260024534 Document Type: Price Code: R Land Use: Single Family Residential								
	Legal: Lot: 3446 MapRef: MB 3 PG 8 Abbreviated Description: Map Ref:MB 3 PG 8Abbreviated Description:NORTH2 LOT3446 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
15	.33Mi.	**808 GREENFIELD AVE SW** **CANTON, OH 44706-1314**	06/26/2026	$125,000	$117	1064	/3/1	2012	5,750 SF
	APN: 02-06131 Document #: 202606260024462 Document Type: Price Code: R Land Use: Single Family Residential								
	Legal: Lot: 5536 Subdivision: J MEYERS HEIRS 4TH ADDITION MapRef: VOL 3 PG 170 Abbreviated Description: Lot:5536 Subdivision:J MEYERS HEIRS 4TH ADDITION Map Ref:VOL 3 PG 170City/Muni/Twp:CANTON City/Muni/Twp: CANTON								

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.

ICE SiteX Report

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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.	**2221 2ND ST SW**	**09/28/2023**	$85,400	$29,890	1,414	/3/1	1897	5,001 SF	
.01Mi.	**2227 2ND ST SW**	**10/22/2019**	$77,100	$26,990	1,691	/3/2	1900	4,500 SF	
.02Mi.	**2220 2ND ST SW**	**11/09/2007**	$21,900	$7,670	1,120	/2/1	1895	2,500 SF	
.02Mi.	**126 SMITH AVE SW**	**07/03/2023**	$72,800	$25,480	1,097	/3/1	1890	5,001 SF	
.03Mi.	**2228 2ND ST SW**	**10/14/1999**	$70,500	$24,680	1,584	/3/1	1912	3,402 SF	
.03Mi.	**2218 2ND ST SW**	**05/02/2006**	$86,300	$30,210	1,676	/4/2	1895	3,720 SF	
.03Mi.	**202 SMITH AVE SW**	**09/02/2010**	$66,000	$23,100	1,236	/2/1	1922	4,099 SF	
.04Mi.	**206 SMITH AVE SW**	**05/30/2006**	$135,400	$47,400	1,560	/3/1	1890	10,001 SF	
.04Mi.	**2212 2ND ST SW**	**08/10/2022**	$77,500	$27,130	1,188	/3/1	1885	3,999 SF	
.04Mi.	**206 DRYDEN CT SW**	**11/07/2019**	$59,300	$20,760	1,152	/3/1	1922	2,278 SF	
.04Mi.	**203 HARRISON AVE SW**	**05/25/2022**	$73,000	$25,550	1,512	/3/1	1906	5,001 SF	
.04Mi.	**213 DRYDEN CT SW**	**05/30/2025**	$69,800	$24,430	1,266	/3/1	1916	3,999 SF	
.05Mi.	**212 DRYDEN CT SW**	**03/13/2012**	$58,000	$20,310	1,248	/3/1	1916	3,851 SF	
.05Mi.	**207 HARRISON AVE SW**	**09/03/2025**	$60,000	$21,000	1,449	/3/1	1900	5,001 SF	
.05Mi.	**216 SMITH AVE SW**	**11/10/2003**	$91,400	$32,000	1,348	/4/1	1896	10,001 SF	
.05Mi.	**213 HARRISON AVE SW**	**08/25/2011**	$36,900	$12,920	1,620	/1/1	1895	6,151 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	44.4 years old	Households:	12,208
Median Household Income:	$64,547	Households w/Family:	57%
Household Income Per Capita:	$36,511	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Canton City School District	Students:	7,478
Number of Schools:	17	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.03Mi.	**Canton Arts Academy @ Summit** Number of Students: 268 Student-Teacher Ratio: 14.89	B+	Public	KG - 6
3.38Mi.	**Crenshaw Middle School** Number of Students: 744 Student-Teacher Ratio: 23.25	D	Public	7 - 8
4.63Mi.	**Portage Collaborative Montessori School** Number of Students: 187 Student-Teacher Ratio: 26.71	A+	Public	PK - 6
1.05Mi.	**Choices Alternative School** Number of Students: 238 Student-Teacher Ratio: 19.83	D-	Public	9 - 12
0.52Mi.	**Cedar Elementary School** Number of Students: 364 Student-Teacher Ratio: 18.2	D+	Public	KG - 3
2.32Mi.	**Steamm Academy** Number of Students: 481 Student-Teacher Ratio: 11.73	D-	Public	4 - 9
1.37Mi.	**McKinley High School** Number of Students: 2,047 Student-Teacher Ratio: 14.94	D	Public	9 - 12

Flood Report

The Subject Property of **2221 2ND ST SW, CANTON, OH 44706-1154** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	103%	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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