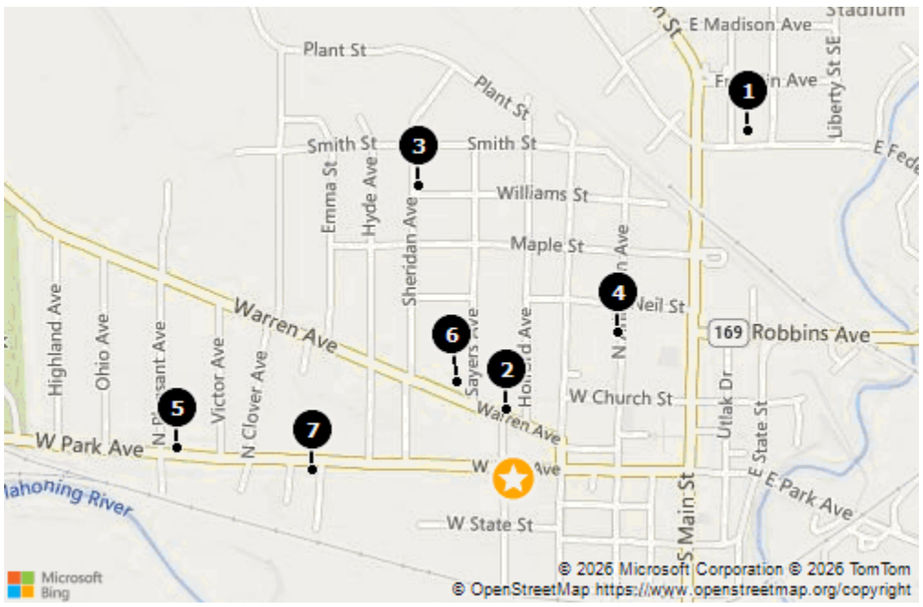
ICE SiteX Report

OrderID: 98692370

SiteX Property Information Report



Subject Property Location

239 W PARK AVE, NILES, OH 44446-1505

County:	**TRUMBULL OH**	Census Tract:	391559328.022007
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	25-554610	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	36	Common Confidence Score:	20
Value Range:	$60,800 - $129,200	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	25
Assd Land Value:	$2,170	Market Land Value:	$6,200	Tax Year:	2025
Assd Improvement:	$17,260	Market Improvment Value:	$49,300	Total Taxable Value:	$829
Total Assessed Value:	$19,430	Total Assessor Market Value:	$55,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: 008 20800
Abbreviated Description: 434&435 62.65F CAIN REP E PT PARK AVE
City/Muni/Twp: NILES CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	4	Pool:	
Building Area:	2387 SF	Baths:	2	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	2	Garage Type:		Heating:	Baseboard
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	$84,200
Document #:	538 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Map Ref: 008 20800
Abbreviated Description: 434&435 62.65F CAIN REP E PT PARK AVE
City/Muni/Twp: NILES CITY

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	$84,200 Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Verified Sale Price
Document Type:			

Legal Description:
Lot: 434&435 Map Ref: MB008 PG20800
Abbreviated Description: 62.65FF, BLDG19500 CAIN REP E PT PARK
City/Muni/Twp: NILES CITY NILES CSD

ICE SiteX Report

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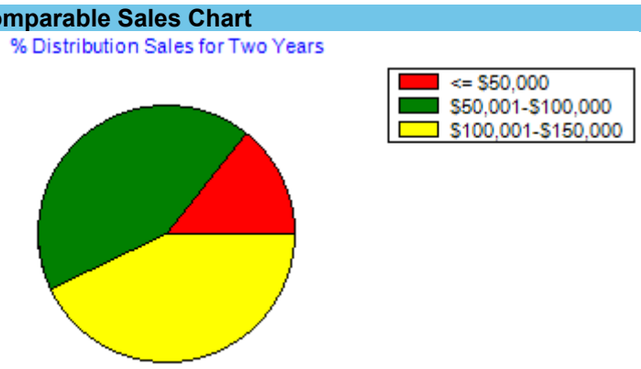
Area Sales Analysis

Total Area Sales	$674,500	Median # of Bedrooms	4
Median Lot Size	7,501 SF	Median # of Baths	2
Median Living Area	1,952 SF	Median Year Built	1916
Price Range - 2 Yrs	$40,000 to $146,000	Age Range	78 years to 136 years
Median Value	$100,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**24 E FEDERAL ST** **NILES, OH 44446-5102**	08/19/2026	$40,000	$20	1952	9/4/2	1916	10,019 SF	
		APN: 25-017651 Document #: 202608190014754 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 1890 Subdivision: BF PEWS ADDITION MapRef: VOL 5 PG 25 Abbreviated Description: Lot:1890 Subdivision:BF PEWS ADDITION Map Ref:VOL 5 PG 25City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
2	.09Mi.	**240 242 WARREN** **NILES, OH 44446-1658**	06/18/2026	$115,000	$53	2160	10/4/2	1920	7,275 SF	
		APN: 25-013800 Document #: 202606180010610 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 3 MapRef: VOL 5 PG 25 Abbreviated Description: Map Ref:VOL 5 PG 25Abbreviated Description:LOT: PART OF ORIGINAL TOWNSHIP LOT 3 City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
3	.37Mi.	**401 403 SHERIDAN** **NILES, OH 44446-1832**	04/15/2026	$100,000	$86	1152	8/4/2	1948	4,356 SF	
		APN: 25-301710 Document #: 202604150006228 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 5349 Subdivision: NILES HOUSING CO MapRef: VOL 10 PG 102 Abbreviated Description: Lot:5349 Subdivision:NILES HOUSING CO Map Ref:VOL 10 PG 102City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
4	.21Mi.	**158 N ARLINGTON AVE** **NILES, OH 44446-1743**	02/26/2026	$125,000	$51	2432	12/6/2	1890	7,841 SF	
		APN: 25-319070 Document #: 202602260003145 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 14,15,18 Subdivision: DOUGHERTYS ADDITION MapRef: VOL 5 PG 25 Abbreviated Description: Lot:14,15,18 Subdivision:DOUGHERTYS ADDITION Map Ref:VOL 5 PG 25Abbreviated Description:LOT: PARTS OF LOTS 14,15 AND 18 City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
5	.41Mi.	**828 W PARK AVE** **NILES, OH 44446-1530**	12/16/2025	$87,500	$61	1416	8/3/2	1920	12,632 SF	
		APN: 25-484600 Document #: 202512160022493 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 1616 Subdivision: NILES CITY MapRef: VOL 5 PG 25 Abbreviated Description: Lot:1616 Subdivision:NILES CITY Map Ref:VOL 5 PG 25City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
6	.14Mi.	**336 WARREN AVE** **NILES, OH 44446-1657**	09/05/2025	$61,000	$30	2019	11/4/2	1898	7,405 SF	
		APN: 25-680800 Document #: 202509050015906 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 3 Subdivision: GREAT SALT SPRINGS TRACT Abbreviated Description: Subdivision:GREAT SALT SPRINGS TRACT Abbreviated Description:LOT: PART OF LOT NO. THREE (3) City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								
7	.25Mi.	**533 W PARK AVE** **NILES, OH 44446-1511**	08/28/2025	$146,000	$87	1674	8/4/2	1900	7,501 SF	
		APN: 25-190100 Document #: 202508280015366 Document Type: Price Code: R Land Use: Duplex (2 units, any combination) Legal: Lot: 5547 Abbreviated Description: Lot:5547 City/Muni/Twp:CITY OF NILES City/Muni/Twp: CITY OF NILES								

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.	**239 W PARK AVE**	**02/27/2004**	$55,500	$19,430	2,387	8/4/2	1900	4,792 SF	
.03Mi.	**219 W PARK AVE**	**03/16/2016**	$66,300	$23,210	2,133	11/5/2	1900	5,663 SF	
.03Mi.	**234 W PARK AVE**	**08/27/2021**	$89,400	$31,290	3,382	12/6/2	1903	11,966 SF	
.04Mi.	**226 230 WEST PARK**	**07/14/2021**	$77,800	$27,230	2,593	12/6/2	1903	9,592 SF	
.08Mi.	**317 W STATE ST**	**03/06/1995**	$60,400	$21,140	1,952	8/4/2	1900	4,792 SF	
.08Mi.	**336 W STATE ST**		$28,600	$10,020	2,080	10/4/2	1900	10,019 SF	
.09Mi.	**240 242 WARREN**	**01/14/2026**	$51,600	$18,070	2,160	10/4/2	1920	7,275 SF	
.09Mi.	**323 WARREN AVE**	**12/28/2010**	$31,800	$11,140	2,022	10/3/2	1900	10,019 SF	
.1Mi.	**357 W PARK AVE**	**11/14/2013**	$113,400	$39,700	1,977	8/4/1	1900	9,148 SF	
.1Mi.	**304 306 WARREN**	**10/24/2025**	$55,400	$19,390	2,288	12/6/2	1887	7,841 SF	
.12Mi.	**371 W PARK AVE**	**11/07/2022**	$57,200	$20,020	1,330	11/4/2	1900	16,492 SF	
.12Mi.	**125 127 HOLFORD**	**12/31/2024**	$58,600	$20,510	1,824	8/4/2	1901	4,356 SF	
.12Mi.	**137 S BUTLER AVE**		$74,100	$25,940	1,536	6/3/2	1925	9,583 SF	
.13Mi.	**110 N CHESTNUT AVE**	**06/20/2016**	$72,200	$25,280	2,225	8/4/2	1901	5,227 SF	
.13Mi.	**130 132 HOLFORD**	**05/11/2009**	$58,800	$20,580	2,212	10/4/2	1910	6,970 SF	
.13Mi.	**19 21 SHERIDAN**	**07/11/2023**	$48,100	$16,840	1,856	10/4/2	1905	5,881 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	44.3 years old	Households:	8,926
Median Household Income:	$50,695	Households w/Family:	53%
Household Income Per Capita:	$29,932	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Niles City School District	Students:	1,877
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**Niles Middle School** Number of Students: 440 Student-Teacher Ratio: 13.24	C-	Public	6 - 8
0.94Mi.	**Niles Intermediate School** Number of Students: 452 Student-Teacher Ratio: 19.65	B	Public	3 - 6
1.36Mi.	**Niles Primary School** Number of Students: 455 Student-Teacher Ratio: 15.69	NA	Public	PK - 2
0.77Mi.	**McKinley High School** Number of Students: 530 Student-Teacher Ratio: 14.82	C-	Public	9 - 12

Flood Report

The Subject Property of **239 W PARK AVE, NILES, OH 44446-1505** 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	147%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	148%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	129%	HIGHER
OVERALL	124%	HIGHER

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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