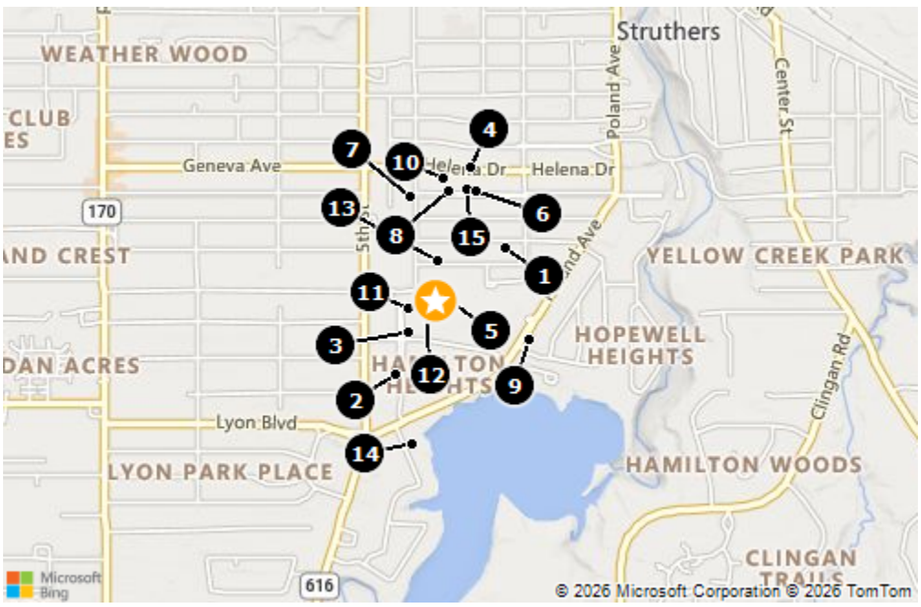
ICE SiteX Report

OrderID: 98697661

SiteX Property Information Report



Subject Property Location

242 E MANOR AVE, STRUTHERS, OH 44471-1545

County:	**MAHONING OH**	Census Tract:	390998107.003007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38-030-0-110.00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$166,600 - $225,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	38
Assd Land Value:	$4,780	Market Land Value:	$13,670	Tax Year:	2025
Assd Improvement:	$39,390	Market Improvment Value:	$112,550	Total Taxable Value:	$1,838
Total Assessed Value:	$44,170	Total Assessor Market Value:	$126,220	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6447

Abbreviated Description:	LOT 6447 60 X 155 E MANOR AVE
City/Muni/Twp:	STRUTHERS

Property Characteristics

Lot Size:	9,278 SF	Bedrooms:	3	Pool:	
Building Area:	1511 SF	Baths:	2	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding
Number of Units:		Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/10/2025	Loan Amount:	N/A
Document #:	202500004270 BK-PG 6667-1444	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 6447
City/Muni/Twp: STRUTHERS

Prior Transfer

Recording Date:	12/18/2024	Sales Price:	N/A
Document #:	202400024453 BK-PG 6446-2160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	N/A
Document #:	202100015786 BK-PG 6179-1109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/18/2021	Loan Amount:	N/A
Document #:	202100013145 BK-PG 6446-2160	Loan Type:	New Conventional

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TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 6447
City/Muni/Twp: STRUTHERS

Prior Transfer

Recording Date:	05/20/2016	Sales Price:	$75,000
Document #:	241876 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6447
Abbreviated Description: LOT 6447 60 X 155 E MANOR AVE
City/Muni/Twp: STRUTHERS

Prior Transfer

Recording Date:	05/20/2016	Sales Price:	$75,000
Document #:	201600010736 BK-PG 6179-1107	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/17/2016		
Document Type:			

Legal Description:
Lot: 6447 Map Ref: VOL42 PG117
City/Muni/Twp: STRUTHERS

Prior Transfer

Recording Date:	10/23/2003	Sales Price:	N/A
Document #:	200300053729 BK-PG 5387-2447	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/21/2003		
Document Type:			

Legal Description:
Lot: 6447
Abbreviated Description: CITY LOT6447
City/Muni/Twp: STRUTHERS

Area Sales Analysis

Total Area Sales	$2,887,625	Median # of Bedrooms	3
Median Lot Size	9,017 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1955
Price Range - 2 Yrs	$60,000 to $564,000	Age Range	61 years to 77 years
Median Value	$169,900	Median Age	71 years

Comparable Sales Data

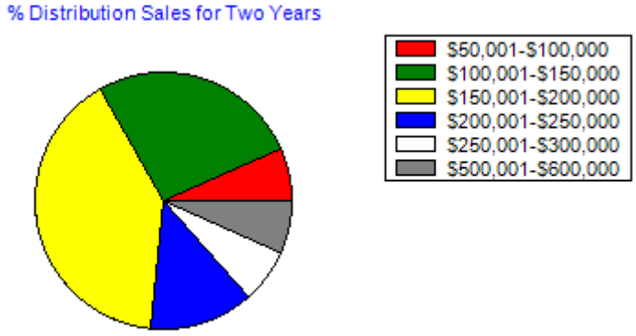
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**144 OMAR ST** **STRUTHERS, OH 44471-1552**	10/01/2026	$105,000	$75	1383	5/3/1	1953	5,009 SF	
		APN: 38-013-0-099.00-0 Document #: 202600022606 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4269 Subdivision: HOME CREST PLAT MapRef: MB 11 PG 62 Abbreviated Description: Lot:4269 Subdivision:HOME CREST PLAT Map Ref:MB 11 PG 62City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
2	.21Mi.	**1141 RUNGE AVE** **STRUTHERS, OH 44471-1474**	09/23/2026	$174,725	$119	1466	4/2/1	1953	12,066 SF	
		APN: 38-025-0-057.00-0 Document #: 202600021820 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 5787 MapRef: VOL 32 PG 99 Abbreviated Description: Land Lot:5787 Map Ref:VOL 32 PG 99City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
3	.1Mi.	**211 HAMILTON BLVD** **STRUTHERS, OH 44471-1449**	09/16/2026	$270,000	$145	1860	5/3/1	1952	13,504 SF	
		APN: 38-030-0-138.00-0 Document #: 202600021224 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5608 Subdivision: CARL RUNGE FIRST ADDITION MapRef: VOL 28 PG 262 Abbreviated Description: Lot:5608 Subdivision:CARL RUNGE FIRST ADDITION Map Ref:VOL 28 PG 262City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
4	.34Mi.	**187 HELENA DR** **STRUTHERS, OH 44471-1507**	09/14/2026	$140,000	$194	720	4/2/1	1955	8,276 SF	
		APN: 38-014-0-126.00-0 Document #: 202600020895 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: CITY IN THE COLONY LAND COMPANYS PLAT NO 3 Land Lot: 5920 MapRef: VOL 32 PG 238 Abbreviated Description: Subdivision:CITY IN THE COLONY LAND COMPANYS PLAT NO 3 Land Lot:5920 Map Ref:VOL 32 PG 238City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
5	.04Mi.	**245 E MANOR AVE** **STRUTHERS, OH 44471-1546**	07/28/2026	$215,000	$147	1455	5/3/1	1955	9,888 SF	
		APN: 38-030-0-107.00-0 Document #: 202600017047 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6439 Abbreviated Description: Lot:6439 City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
6	.29Mi.	**181 RENEE DR** **STRUTHERS, OH 44471-1521**	07/24/2026	$564,000	$522	1080	5/3/1	1955	7,623 SF	
		APN: 38-014-0-155.00-0 Document #: 202600016830 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5888 Subdivision: COLONY LAND COMPANY PLAT NO 2 MapRef: VOL 34 PG 10 Abbreviated Description: Lot:5888 Subdivision:COLONY LAND COMPANY PLAT NO 2 Map Ref:VOL 34 PG 10City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
7	.26Mi.	**921 GARFIELD ST** **STRUTHERS, OH 44471-1501**	07/02/2026	$169,900	$127	1332	5/3/1	1955	7,971 SF	
		APN: 38-014-0-173.00-0 Document #: 202600014775 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5982 Subdivision: STRUTHERS CITY MapRef: VOL 34& PG 24 Abbreviated Description: Lot:5982 Subdivision:STRUTHERS CITY Map Ref:VOL 34& PG 24								

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8	.27Mi.	**217 RENEE DR** **STRUTHERS, OH 44471-1523**	05/18/2026	$60,000	$55	1080	5/2/1	1955	8,276 SF
	APN: 38-014-0-149.00-0 Document #: 202600010504 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5882 MapRef: VOL 34 PG 10 Abbreviated Description: Lot:5882 Map Ref:VOL 34 PG 10City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
9	.25Mi.	**616 POLAND AVE** **STRUTHERS, OH 44471-1436**	05/14/2026	$182,000	$166	1092	6/3/1	1949	7,492 SF
	APN: 38-029-0-212.00-0 Document #: 202600010212 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5466 MapRef: VOL 29 PG 4 Abbreviated Description: Lot:5466 Map Ref:VOL 29 PG 4City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
10	.3Mi.	**226 HELENA DR** **STRUTHERS, OH 44471-1508**	05/11/2026	$172,000	$159	1080	5/3/1	1956	9,365 SF
	APN: 38-014-0-137.00-0 Document #: 202600009794 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5909 Subdivision: COLONY LAND COMPANY PLAT NO 3 MapRef: VOL 32 PG 238 Abbreviated Description: Lot:5909 Subdivision:COLONY LAND COMPANY PLAT NO 3 Map Ref:VOL 32 PG 238City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
11	.07Mi.	**1054 RUNGE AVE** **STRUTHERS, OH 44471-1471**	04/09/2026	$160,000	$158	1008	4/2/1	1951	9,496 SF
	APN: 38-030-0-134.00-0 Document #: 202600007097 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5604 MapRef: VOL 28 PG 262 Abbreviated Description: Lot:5604 Map Ref:VOL 28 PG 262City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
12	.02Mi.	**250 E MANOR AVE** **STRUTHERS, OH 44471-1545**	03/18/2026	$160,000	$153	1040	5/3/1	1959	10,934 SF
	APN: 38-030-0-112.00-0 Document #: 202600005135 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6445 MapRef: VOL 42 PG 117 Abbreviated Description: Lot:6445 Map Ref:VOL 42 PG 117City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
13	.1Mi.	**227 SMITHFIELD ST** **STRUTHERS, OH 44471-1562**	03/17/2026	$136,000	$129	1050	5/3/1	1958	9,017 SF
	APN: 38-030-0-090.00-0 Document #: 202600005073 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6409 Subdivision: HOWARD LINSENBIGLER PLAT NO 2 MapRef: VOL 38 PG 167 Abbreviated Description: Lot:6409 Subdivision:HOWARD LINSENBIGLER PLAT NO 2 Map Ref:VOL 38 PG 167City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
14	.35Mi.	**25 LAKESHORE DR** **STRUTHERS, OH 44471-1453**	03/02/2026	$250,000	$158	1576	6/3/1	1965	18,731 SF
	APN: 38-025-0-072.00-0 Document #: 202600003773 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: HAMILTON LAKE MANOR PLAT NO 1 Land Lot: 6565 MapRef: VOL 50 PG 1&2 Abbreviated Description: Subdivision:HAMILTON LAKE MANOR PLAT NO 1 Land Lot:6565 Map Ref:VOL 50 PG 1&2City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								
15	.28Mi.	**193 RENEE DR** **STRUTHERS, OH 44471-1521**	01/27/2026	$129,000	$127	1008	5/3/1	1955	7,841 SF
	APN: 38-014-0-153.00-0 Document #: 202600001424 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5886 Subdivision: COLONY LAND COMPANY PLAT NO 2 MapRef: VOL 34 PG 10 Abbreviated Description: Lot:5886 Subdivision:COLONY LAND COMPANY PLAT NO 2 Map Ref:VOL 34 PG 10City/Muni/Twp:STRUTHERS City/Muni/Twp: STRUTHERS								

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.	**242 E MANOR AVE**	**05/20/2016**	$126,220	$44,170	1,511	5/3/2	1959	9,278 SF	
.01Mi.	**246 E MANOR AVE**	**09/28/2023**	$103,490	$36,220	1,092	5/3/1	1959	10,934 SF	
.02Mi.	**250 E MANOR AVE**	**12/11/2018**	$100,040	$35,010	1,040	5/3/1	1959	10,934 SF	
.04Mi.	**254 E MANOR AVE**	**04/03/2023**	$112,190	$39,260	988	5/3/2	1959	10,977 SF	
.04Mi.	**241 E MANOR AVE**	**10/10/2018**	$82,950	$29,030	988	5/3/1	1959	9,888 SF	
.04Mi.	**245 E MANOR AVE**	**08/27/1968**	$136,760	$47,860	1,455	5/3/1	1955	9,888 SF	
.05Mi.	**249 E MANOR AVE**	**10/31/2003**	$141,400	$49,490	1,598	6/3/2	1959	9,888 SF	
.05Mi.	**258 E MANOR AVE**	**06/29/2018**	$118,170	$41,360	1,326	5/3/1	1956	9,409 SF	
.05Mi.	**253 E MANOR AVE**	**10/20/2003**	$127,540	$44,640	1,380	6/4/1	1959	10,716 SF	
.06Mi.	**175 HAMILTON BLVD**	**07/23/2024**	$110,900	$38,820	944	4/2/1	1949	34,500 SF	
.06Mi.	**185 HAMILTON BLVD**	**04/29/2010**	$107,060	$37,470	982	4/2/1	1949	33,585 SF	
.06Mi.	**165 HAMILTON BLVD**	**04/11/2025**	$123,440	$43,210	996	5/3/1	1949	35,327 SF	
.06Mi.	**262 E MANOR AVE**	**08/23/2012**	$112,980	$39,540	1,326	5/2/1	1956	9,496 SF	
.06Mi.	**203 HAMILTON BLVD**	**11/21/2017**	$134,240	$46,980	1,280	4/2/1	1951	1 SF	
.06Mi.	**159 HAMILTON BLVD**	**10/31/2003**	$119,660	$41,880	952	5/3/1	1950	36,242 SF	G
.07Mi.	**1054 RUNGE AVE**	**03/19/2025**	$96,390	$33,730	1,008	4/2/1	1951	9,496 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	42.2 years old	Households:	4,353
Median Household Income:	$52,053	Households w/Family:	60%
Household Income Per Capita:	$28,425	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Struthers City School District	Students:	1,589
Number of Schools:	3	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Struthers Middle School** Number of Students: 495 Student-Teacher Ratio: 15.47	C-	Public	5 - 8
0.66Mi.	**Struthers High School** Number of Students: 438 Student-Teacher Ratio: 11.92 Advanced Placement: Yes	C	Public	9 - 12
1.07Mi.	**Struthers Elementary School** Number of Students: 656 Student-Teacher Ratio: 19.88	C	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	91%	LOWER
OVERALL	89%	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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