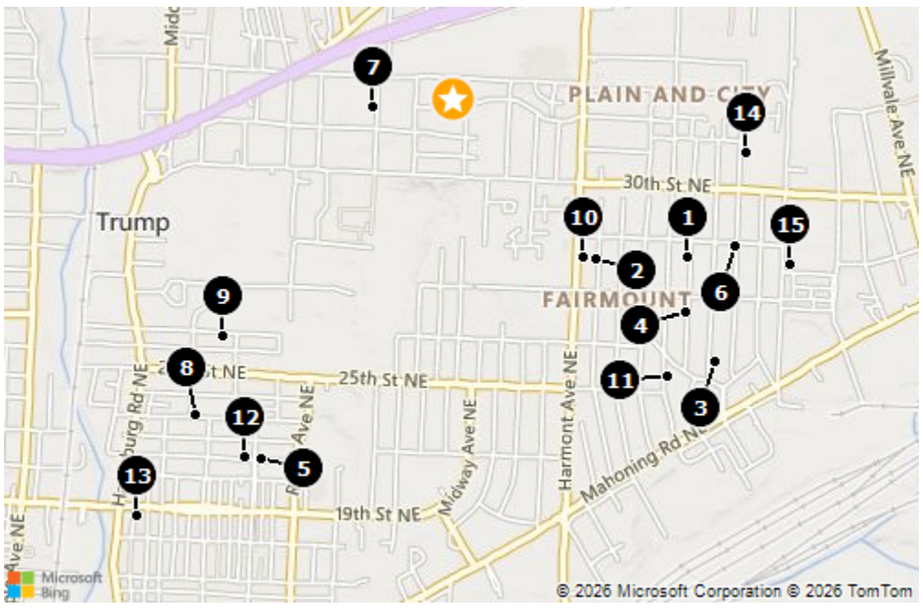
ICE SiteX Report

OrderID: 98692420

SiteX Property Information Report



Subject Property Location

2903 33RD ST NE, CANTON, OH 44705-3827

County:	**STARK OH**	Census Tract:	391517002.001021
Property Use:	Bungalow (Residential)	Zoning:	
Parcel Number:	52-05891	Thomas Bros Pg-Grid:	

Valuation

Value:	**$121,000**	FSD:	32	Common Confidence Score:	21
Value Range:	$82,280 - $159,720	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00490
Assd Land Value:	$11,410	Market Land Value:	$32,600	Tax Year:	2025
Assd Improvement:	$25,830	Market Improvment Value:	$73,800	Total Taxable Value:	$1,495
Total Assessed Value:	$37,240	Total Assessor Market Value:	$106,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Block: 4 Subdivision: GREENBRIER 1 Map Ref: MB 26SE
Abbreviated Description: 18 WH GREENBRIER ALLT 1
City/Muni/Twp: PLAIN TWP

Property Characteristics

Lot Size:	9,601 SF	Bedrooms:	3	Pool:	
Building Area:	1253 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Gas
Number of Stories:	1.5+B	Number of Cars:	3	A/C:	Central
Style:	Bungalow	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/05/2024	Sales Price:	$10,000
Document #:	202412050041674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/06/2021	Loan Amount:	N/A
Document #:	202112060063445 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/19/2051	Type Finance:	VAR

Legal Description:
Lot: 18 Subdivision: GREENBRIAR ALLOTMENT NO 1
City/Muni/Twp: PLAIN

Prior Transfer

Recording Date:	11/15/2012	Sales Price:	N/A
Document #:	201211150052536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/26/2012	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 18 Block: 4 Subdivision: GREENBRIER 1 Map Ref: MB 26SE
Abbreviated Description: 18 WH GREENBRIER ALLT 1
City/Muni/Twp: PLAIN TWP

Prior Transfer

Recording Date:	12/19/2008	Sales Price:	N/A
Document #:	200812190054034 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/26/2008	Sales Price:	N/A
Document #:	200811260051356 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$65,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$65,000
Document #:	200811210050753 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/21/2008		
Document Type:			
Legal Description:			

Lot: 18 Subdivision: GREENBRIAR ALLOTMENT #1 Map Ref: MB27 PG36
City/Muni/Twp: PLAIN

Prior Transfer

Recording Date:	06/18/2008	Sales Price:	N/A
Document #:	200806180027842 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/13/2008		
Document Type:			
Legal Description:			

Lot: 18 Subdivision: GREENBRIAR ALLOTMENT #1 Map Ref: MB27 PG36
City/Muni/Twp: PLAIN

Mortgage Record

Recording Date:	05/21/2008	Loan Amount:	N/A
Document #:	200805210023020 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2038	Type Finance:	
Legal Description:			

Lot: 18 Subdivision: GREENBRIAR ALLOTMENT #1
City/Muni/Twp: PLAIN

Prior Transfer

Recording Date:	10/18/2007	Sales Price:	$40,000
Document #:	200710180056259 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/21/2007		
Document Type:			
Legal Description:			

Lot: 18 Subdivision: GREENBRIAR ALLOTMENT #1 Map Ref: MB27 PG36
City/Muni/Twp: PLAIN

Prior Transfer

Recording Date:	04/29/2005	Sales Price:	$44,000
Document #:	200504290027023 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2005		
Document Type:			
Legal Description:			

Lot: 18 Subdivision: GREENBRIER ALLOTMENT #1 Map Ref: MB27 PG36
City/Muni/Twp: PLAIN

Mortgage Record

Recording Date:	11/17/1999	Loan Amount:	N/A
Document #:	1999085369 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 18 Subdivision: GREENBRIER ALLOTMENT #1
City/Muni/Twp: PLAIN

Area Sales Analysis

Total Area Sales	$1,365,400	Median # of Bedrooms	2
Median Lot Size	5,850 SF	Median # of Baths	1
Median Living Area	936 SF	Median Year Built	1947
Price Range - 2 Yrs	$15,000 to $124,900	Age Range	70 years to 98 years
Median Value	$103,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**2817 FLETCHER AVE NE**	10/09/2026	$103,000	$167	616	/2/1	1941	5,850 SF	

ICE SiteX Report

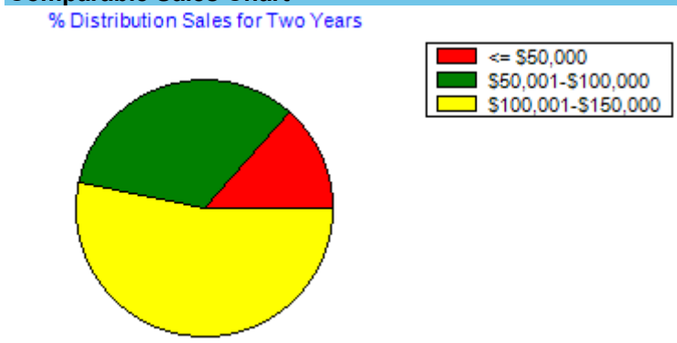
OrderID: 98692420

		CANTON, OH 44705-4720							
	APN: 02-03279 Document #: 202610090041126 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26147 MapRef: VOL 10 PG 96 Abbreviated Description: Lot:26147 Map Ref:VOL 10 PG 96City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
2	.52Mi.	**2807 AVALON AVE NE**	10/09/2026	$117,100	$125	936	/3/1	1953	5,998 SF
		CANTON, OH 44705-4153							
	APN: 02-01521 Document #: 202610090041096 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26590 MapRef: MB 11 PG 18 Abbreviated Description: Lot:26590 Map Ref:MB 11 PG 18City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
3	.91Mi.	**2544 GILBERT AVE NE**	09/29/2026	$55,000	$47	1152	/3/1	1956	6,251 SF
		CANTON, OH 44705-4640							
	APN: 02-36008 Document #: 202609290039477 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26045 MapRef: MB 10 PG 86 Abbreviated Description: Lot:26045 Map Ref:MB 10 PG 86City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
4	.76Mi.	**2643 FLETCHER AVE NE**	09/18/2026	$116,000	$123	936	/2/1	1941	5,898 SF
		CANTON, OH 44705-4629							
	APN: 02-19573 Document #: 202609180037968 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 25990 MapRef: MB 10 PG 86 Abbreviated Description: Lot:25990 Map Ref:MB 10 PG 86City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
5	.99Mi.	**2405 21ST ST NE**	09/08/2026	$34,000	$47	720	/2/1	1950	5,615 SF
		CANTON, OH 44705-2409							
	APN: 02-42878 Document #: 202609080036432 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 24307 MapRef: MB 9 PG 90 Abbreviated Description: Lot:24307 Map Ref:MB 9 PG 90Abbreviated Description:LOT 24306; W2 LOT24306 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
6	.77Mi.	**2833 ELLIS AVE NE**	08/21/2026	$117,000	$161	725	/2/1	1946	5,624 SF
		CANTON, OH 44705-4714							
	APN: 02-14854 Document #: 202608210033815 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26258 Subdivision: FAIRMOUNT PARK ADDITION MapRef: VOL 10 PG 86&87 Abbreviated Description: Lot:26258 Subdivision:FAIRMOUNT PARK ADDITION Map Ref:VOL 10 PG 86&87City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
7	.2Mi.	**3213 REGENT AVE NE**	08/19/2026	$105,000	$63	1666	/4/2	1950	6,599 SF
		CANTON, OH 44705-3745							
	APN: 52-15229 Document #: 202608190033071 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 25 Section: 26 MapRef: MB 15 PG 22&23 Abbreviated Description: Lot:25 Section:26 Map Ref:MB 15 PG 22&23City/Muni/Twp:PLAIN TOWNSHIP City/Muni/Twp: PLAIN TOWNSHIP								
8	.99Mi.	**2201 23RD ST NE**	08/05/2026	$118,000	$117	1006	/2/1	1940	4,800 SF
		CANTON, OH 44705-2335							
	APN: 02-11596 Document #: 202608050030515 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 23493 MapRef: MB 9 PG 66 Abbreviated Description: Lot:23493 Map Ref:MB 9 PG 66City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
9	.81Mi.	**2310 HARMON ST NE**	07/22/2026	$124,900	$133	936	/2/1	1950	4,230 SF
		CANTON, OH 44705-2471							
	APN: 52-02061 Document #: 202607220028281 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 215 Subdivision: NEW CITY PARK ADDITION NUMBER 3 MapRef: MB 14 PG 102&103 Abbreviated Description: Lot:215 Subdivision:NEW CITY PARK ADDITION NUMBER 3 Map Ref:MB 14 PG 102&103City/Muni/Twp:PLAIN TOWNSHIP City/Muni/Twp: PLAIN TOWNSHIP								
10	.5Mi.	**2806 HARMONT AVE NE**	07/07/2026	$85,000	$94	896	/3/1	1952	5,798 SF
		CANTON, OH 44705-4132							
	APN: 02-12309 Document #: 202607070025848 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26569 Subdivision: OHIO Abbreviated Description: Lot:26569 Subdivision:OHIO City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
11	.86Mi.	**2520 DALEFORD AVE NE**	06/10/2026	$115,000	$101	1132	/4/1	1944	6,064 SF
		CANTON, OH 44705-4658							
	APN: 02-04873 Document #: 202606100022181 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 26920 Abbreviated Description: Lot:26920 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
12	1.01Mi.	**2345 21ST ST NE**	05/14/2026	$83,000	$88	936	/3/1	1947	3,781 SF
		CANTON, OH 44705-2407							
	APN: 02-04273 Document #: 202605140018237 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 24312 MapRef: MB 9 PG 90 Abbreviated Description: Lot:24312 Map Ref:MB 9 PG 90City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
13	1.29Mi.	**1825 BERNICE CT NE**	05/05/2026	$99,900	$138	720	/2/1	1928	2,614 SF
		CANTON, OH 44705-2149							
	APN: 02-12366 Document #: 202605050016898 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 13678 MapRef: MB 7 PG 26 Abbreviated Description: Lot:13678 Map Ref:MB 7 PG 26Abbreviated Description:LOT 13679 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
14	.75Mi.	**3042 ELLIS AVE NE**	04/24/2026	$77,500	$71	1080	/3/1	1955	18,426 SF
		CANTON, OH 44705-4945							
	APN: 03-00452 Document #: 202604240015257 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Lot: 37106 MapRef: VOL 36 PG 123-126 Abbreviated Description: Lot:37106 Map Ref:VOL 36 PG 123-126City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
15	.94Mi.	**2812 RICHMOND AVE NE**	04/02/2026	$15,000	$27	546	/1/1	1946	10,019 SF
		CANTON, OH 44705-4819							
	APN: 59-00045 Document #: 202604020011941 Document Type: Price Code: R Land Use: Bungalow (Residential) Legal: Sec/Twnship/Range: NE4 S36T11R08 Abbreviated Description: Sec/Twnship/Range:NE4 S36T11R08 City/Muni/Twp:PLAIN City/Muni/Twp: PLAIN								

ICE SiteX Report

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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.	**2903 33RD ST NE**	**10/26/2012**	$106,400	$37,240	1,253	/3/1	1951	9,601 SF	
.01Mi.	**2825 33RD ST NE**	**06/25/2020**	$125,000	$43,750	1,134	/3/1	1951	9,718 SF	
.01Mi.	**2909 33RD ST NE**	**10/29/2015**	$122,100	$42,740	1,134	/3/1	1951	9,361 SF	
.03Mi.	**2813 33RD ST NE**	**03/20/2019**	$103,700	$36,300	1,176	/3/1	1950	6,721 SF	
.04Mi.	**2818 33RD ST NE**	**02/11/1993**	$173,300	$60,660	2,004	/3/1	1951	6,438 SF	
.04Mi.	**2902 33RD ST NE**	**09/17/2004**	$129,700	$45,400	1,322	/3/1	1951	13,778 SF	
.05Mi.	**2807 33RD ST NE**	**10/29/2021**	$48,100	$16,840	1,248	/3/1	1950	6,721 SF	
.05Mi.	**2908 33RD ST NE**	**09/05/1996**	$116,700	$40,850	1,446	/3/1	1951	14,105 SF	
.05Mi.	**3001 33RD ST NE**	**05/09/2011**	$166,600	$58,310	1,716	/3/1	1952	12,977 SF	
.05Mi.	**2914 33RD ST NE**	**05/27/2022**	$130,600	$45,720	1,134	/3/1	1951	15,368 SF	
.05Mi.	**2812 33RD ST NE**	**08/18/2000**	$126,400	$44,240	1,242	/3/1	1951	6,438 SF	
.06Mi.	**2801 33RD ST NE**	**01/21/2022**	$120,500	$42,180	1,080	/3/1	1952	6,721 SF	
.06Mi.	**3000 33RD ST NE**	**05/03/2019**	$129,500	$45,330	1,170	/3/1	1952	11,774 SF	
.06Mi.	**2806 33RD ST NE**	**12/29/2025**	$139,800	$48,930	1,176	/3/1	1950	6,438 SF	
.06Mi.	**3007 33RD ST NE**	**11/01/2024**	$152,700	$53,450	1,170	/3/1	1952	11,530 SF	Yes
.07Mi.	**3006 33RD ST NE**	**09/18/2008**	$130,200	$45,580	1,170	/3/1	1952	12,301 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	35.9 years old	Households:	6,812
Median Household Income:	$49,811	Households w/Family:	54%
Household Income Per Capita:	$23,685	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Plain Local School District	Students:	5,874
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.31Mi.	**Oakwood Middle School** Number of Students: 858 Student-Teacher Ratio: 22.87	B	Public	7 - 8
2.69Mi.	**Glenwood Intermediate School** Number of Students: 817 Student-Teacher Ratio: 21.96	A-	Public	5 - 6
2.67Mi.	**Glenoak High School** Number of Students: 2,086 Student-Teacher Ratio: 22.63 Advanced Placement: Yes	B-	Public	9 - 12
1.37Mi.	**Ransom H Barr Elementary School** Number of Students: 362 Student-Teacher Ratio: 21.62	A-	Public	KG - 4

ICE SiteX Report

OrderID: 98692420

Flood Report

The Subject Property of **2903 33RD ST NE, CANTON, OH 44705-3827** 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	149%	NOTABLY HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	160%	NOTABLY HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	141%	NOTABLY HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	151%	NOTABLY HIGHER
OVERALL	146%	NOTABLY 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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