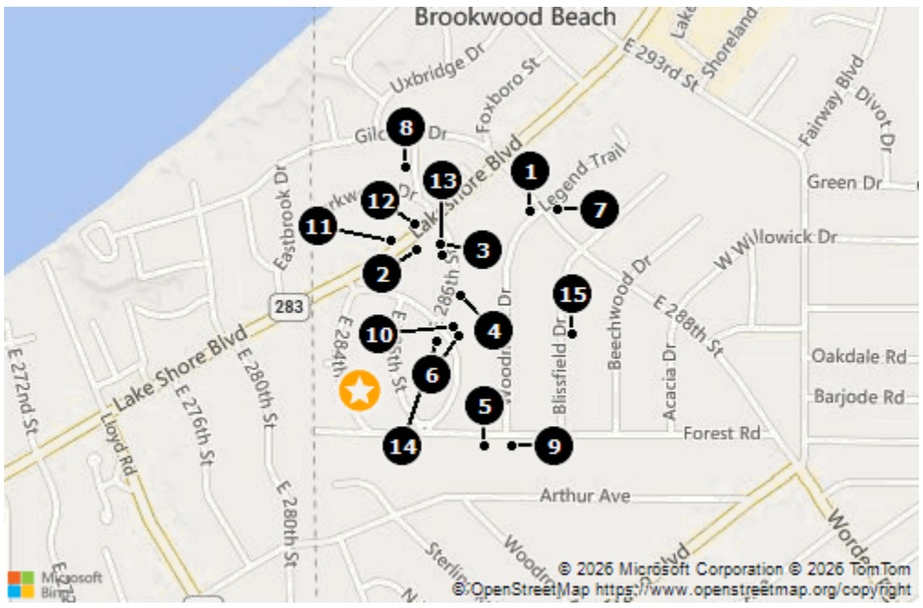
ICE SiteX Report

OrderID: 98677837

SiteX Property Information Report



Subject Property Location

297 E 284TH ST, WILLOWICK, OH 44095-5023

County:	**LAKE OH**	Census Tract:	390852005.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-A-042-C-00-040-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$180,000 - $220,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	28
Assd Land Value:	$14,020	Market Land Value:	$40,060	Tax Year:	2025
Assd Improvement:	$54,750	Market Improvment Value:	$156,420	Total Taxable Value:	$7,301
Total Assessed Value:	$68,770	Total Assessor Market Value:	$196,480	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 91 Subdivision: EAST SHORE ESTATES ALLOTMENT Tract No: 15
Abbreviated Description: LOT 7 TRACT 15
City/Muni/Twp: WILLOWICK

Property Characteristics

Lot Size:	6,382 SF	Bedrooms:	4	Pool:	
Building Area:	1449 SF	Baths:	2	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Yes
Style:	Bungalow	Basement:	Full	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/30/2025	Loan Amount:	N/A
Document #:	2025R024174 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2065	Type Finance:	

Legal Description:
Subdivision: EAST SHORE ESTATES SUBDIVISION Phase No: 15 Land Lot: 91
City/Muni/Twp: WILLOWICK

Prior Transfer

Recording Date:	10/03/2025	Sales Price:	$108,890
Document #:	2025R021943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/25/2024	Loan Amount:	N/A
Document #:	2024R023909 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES SUBDIVISION Tract No: 15 Land Lot: 7
City/Muni/Twp: WILLOWICK

ICE SiteX Report

OrderID: 98677837

Prior Transfer

Recording Date:	01/26/2018	Sales Price:	$110,900
Document #:	255 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES ALLOTMENT Tract No: 15
Abbreviated Description: LOT 7 TRACT 15
City/Muni/Twp: WILLOWICK

Prior Transfer

Recording Date:	01/26/2018	Sales Price:	$110,750
Document #:	2018R002048 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/21/2017		
Document Type:			

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES Tract No: 15 Map Ref: VOL D PG41
City/Muni/Twp: WILLOWICK

Prior Transfer

Recording Date:	06/13/2008	Sales Price:	N/A
Document #:	2008R016830 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2008	Sales Price:	$119,000
Document #:	2008R005995 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/24/2008	Sales Price:	$138,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/24/2008	Sales Price:	$138,000
Document #:	2008R002085 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/21/2008		
Document Type:			

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES SUBDIVISION Map Ref: MB D PG41
Abbreviated Description: PART ORIGINAL WILLOUGHBY TWP LOT7 TR#15
City/Muni/Twp: WILLOWICK

Mortgage Record

Recording Date:	01/08/2008	Loan Amount:	N/A
Document #:	2008R000636 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/18/2009	Type Finance:	

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES SUBDIVISION
Abbreviated Description: PART ORIGINAL WILLOUGHBY TWP LOT7 TR#15
City/Muni/Twp: WILLOWICK

Prior Transfer

Recording Date:	02/21/2001	Sales Price:	$125,000
Document #:	200105924 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/19/2001		
Document Type:			

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES SUBDIVISION
Abbreviated Description: L[91 A[EAST SHORE EST T
City/Muni/Twp: WILLOWICK

Mortgage Record

Recording Date:	09/26/2000	Loan Amount:	N/A
Document #:	200034579 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	OTH

Legal Description:
Lot: 91 Subdivision: EAST SHORE ESTATES SUBDIVISION
Abbreviated Description: PART ORIGINAL WILLOUGHBY TWP LOT7 TR#15
City/Muni/Twp: WILLOWICK

Area Sales Analysis

Total Area Sales	$2,743,900	Median # of Bedrooms	3
Median Lot Size	7,501 SF	Median # of Baths	1
Median Living Area	1,123 SF	Median Year Built	1953
Price Range - 2 Yrs	$106,500 to $255,000	Age Range	69 years to 79 years
Median Value	$191,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**230 E 288TH ST** **WILLOWICK, OH 44095-4668**	09/11/2026	$230,000	$219	1048	6/3/1	1954	7,649 SF	

APN: 28-A-042-H-00-003-0 Document #: 2026R020871
Document Type: Price Code: R

ICE SiteX Report

OrderID: 98677837

Land Use: Single Family Residential
Legal: Subdivision: WHITEWOOD SUBDIVISION Tract No: 15 Land Lot: 8 MapRef: VOL G PG 110 Abbreviated Description: Subdivision:WHITEWOOD SUBDIVISION Tract No:15 Land Lot:8 Map Ref:VOL G PG 110City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

2	.18Mi.	**28520 LAKE SHORE BLVD** **WILLOWICK, OH 44095-5004**	08/28/2026	$106,500	$68	1553	6/3/2	1950	8,250 SF

APN: 28-A-042-A-00-066-0 Document #: 2026R019680
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: TAYLOR DUFFY WAID COMPANYS EAST SHORE ESTATES ALL Tract No: 15 Land Lot: 73 MapRef: VOL D PG 41 Abbreviated Description: Lot:73 Subdivision:TAYLOR DUFFY WAID COMPANYS EAST SHORE ESTATES ALL Tract No:15 Land Lot:73 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

3	.2Mi.	**28532 LAKE SHORE BLVD** **WILLOWICK, OH 44095-5004**	08/21/2026	$109,900	$140	780	6/2/2	1953	6,721 SF

APN: 28-A-042-A-00-068-0 Document #: 2026R018991
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: TAYLOR DUFFY WAID COMPANY EAST SHORE ESTATES Tract No: 15 Land Lot: 71 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:TAYLOR DUFFY WAID COMPANY EAST SHORE ESTATES Tract No:15 Land Lot:71 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

4	.17Mi.	**251 E 286TH ST** **WILLOWICK, OH 44095-5031**	08/04/2026	$182,000	$175	1039	7/4/1	1952	8,499 SF

APN: 28-A-042-B-00-042-0 Document #: 2026R017359
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: EAST SHORE ESTATES Tract No: 15 Land Lot: 57 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:EAST SHORE ESTATES Tract No:15 Land Lot:57 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

5	.17Mi.	**28626 FOREST RD** **WILLOWICK, OH 44095-5015**	07/23/2026	$200,000	$161	1242	6/3/2	1957	6,752 SF

APN: 28-A-042-J-00-080-0 Document #: 2026R016305
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: WHITEWOOD SUBDIVISION Tract No: 15 Land Lot: 247 MapRef: VOL G PG 110 Abbreviated Description: Subdivision:WHITEWOOD SUBDIVISION Tract No:15 Land Lot:247 Map Ref:VOL G PG 110City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

6	.15Mi.	**281 E 286TH ST** **WILLOWICK, OH 44095-5031**	06/09/2026	$228,000	$188	1210	6/3/1	1952	8,969 SF

APN: 28-A-042-B-00-047-0 Document #: 2026R012286
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: THE TAYLOR DUFFEY WAID COMPANYS EAST SHORE ESTATES Tract No: 15 Land Lot: 52 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:THE TAYLOR DUFFEY WAID COMPANYS EAST SHORE ESTATES Tract No:15 Land Lot:52 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

7	.33Mi.	**235 E 288TH ST** **WILLOWICK, OH 44095-4669**	05/12/2026	$113,000	$107	1048	5/3/1	1953	7,501 SF

APN: 28-A-042-H-00-026-0 Document #: 2026R009986
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: WHITEWOOD SUBDIVISION Tract No: 15 Land Lot: 386 MapRef: VOL G PG 110 Abbreviated Description: Subdivision:WHITEWOOD SUBDIVISION Tract No:15 Land Lot:386 Map Ref:VOL G PG 110City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

8	.27Mi.	**174 E 286TH ST** **WILLOWICK, OH 44095-4580**	05/05/2026	$255,000	$164	1553	6/3/1	1952	6,159 SF

APN: 28-A-042-A-00-022-0 Document #: 2026R009416
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: EAST SHORE ESTATES ALLOTMENT Tract No: 15 Land Lot: 166 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:EAST SHORE ESTATES ALLOTMENT Tract No:15 Land Lot:166 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

9	.2Mi.	**28642 FOREST RD** **WILLOWICK, OH 44095-5015**	05/04/2026	$191,000	$174	1092	6/3/1	1957	6,752 SF

APN: 28-A-042-J-00-076-0 Document #: 2026R009323
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: WHITEWOOD SUBDIVISION Tract No: 15 Land Lot: 243 MapRef: VOL G PG 110 Abbreviated Description: Subdivision:WHITEWOOD SUBDIVISION Tract No:15 Land Lot:243 Map Ref:VOL G PG 110City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

10	.15Mi.	**275 E 286TH ST** **WILLOWICK, OH 44095-5031**	04/27/2026	$114,600	$102	1123	5/3/2	1953	10,537 SF

APN: 28-A-042-B-00-046-0 Document #: 2026R008627
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: TAYLOR DUFFEY WAID COMPANYS EAST SHORE ESTATES SUB Tract No: 15 Land Lot: 53 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:TAYLOR DUFFEY WAID COMPANYS EAST SHORE ESTATES SUB Tract No:15 Land Lot:53 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

11	.19Mi.	**28507 LAKE SHORE BLVD** **WILLOWICK, OH 44095-5005**	04/23/2026	$230,000	$156	1467	4/2/1	1957	7,919 SF

APN: 28-A-042-A-00-051-0 Document #: 2026R008369
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: THE TAYLOR DUFFEY WAID COS EAST SHORE ESTATES SUBD Tract No: 15 Land Lot: 197 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:THE TAYLOR DUFFEY WAID COS EAST SHORE ESTATES SUBD Tract No:15 Land Lot:197 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

12	.21Mi.	**28525 LAKE SHORE BLVD** **WILLOWICK, OH 44095-5005**	03/26/2026	$149,900	$173	864	5/2/1	1954	5,702 SF

APN: 28-A-042-A-00-048-0 Document #: 2026R005992
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: THE TAYLOR DUFFEY WAID COS EAST SHORE ESTATES SUB Tract No: 15 Land Lot: 194 MapRef: VOL D PG 41 Abbreviated Description: Lot:7 Subdivision:THE TAYLOR DUFFEY WAID COS EAST SHORE ESTATES SUB Tract No:15 Land Lot:194 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

13	.19Mi.	**226 E 286TH ST** **WILLOWICK, OH 44095-5030**	02/25/2026	$215,000	$204	1053	7/3/1	1953	6,425 SF

APN: 28-A-042-A-00-072-0 Document #: 2026R003748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: EAST SHORE ESTATES SUBDIVISION Tract No: 15 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:EAST SHORE ESTATES SUBDIVISION Tract No:15 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

14	.11Mi.	**278 E 286TH ST** **WILLOWICK, OH 44095-5032**	01/06/2026	$179,000	$115	1552	7/2/1	1947	7,649 SF

APN: 28-A-042-B-00-025-0 Document #: 2026R000204
Document Type: Price Code: R

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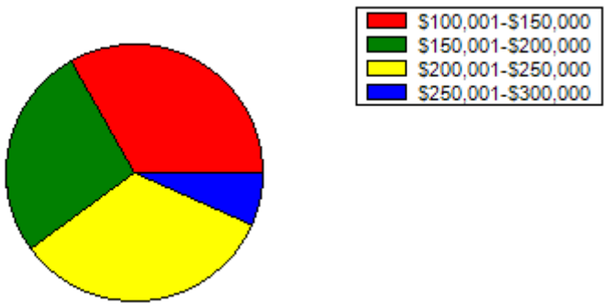
Land Use: Single Family Residential
Legal: Subdivision: TAYLOR DUFFEY WID COMPANYS EAST SHORE ESTATES Tract No: 15 Land Lot: 138 MapRef: VOL D PG 41 Abbreviated Description: Subdivision:TAYLOR DUFFEY WID COMPANYS EAST SHORE ESTATES Tract No:15 Land Lot:138 Map Ref:VOL D PG 41City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

15	.27Mi.	**335 BLISSFIELD DR WILLOWICK, OH 44095-5044**	12/29/2025	$240,000	$171	1399	6/3/2	1956	6,752 SF

APN: 28-A-042-I-00-049-0 Document #: 2025R029071
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: WHOTE WOOD SUBDIVISION Tract No: 15 Land Lot: 108 MapRef: VOL G PG 110 Abbreviated Description: Subdivision:WHOTE WOOD SUBDIVISION Tract No:15 Land Lot:108 Map Ref:VOL G PG 110City/Muni/Twp:WILLOWICK City/Muni/Twp: WILLOWICK

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**297 E 284TH ST**	**01/26/2018**	$196,480	$68,770	1,449	8/4/2	1951	6,382 SF	
.01Mi.	**289 E 284TH ST**	**08/03/1998**	$206,460	$72,260	1,535	9/4/1	1953	6,821 SF	
.01Mi.	**303 E 284TH ST**	**12/05/2022**	$181,690	$63,590	1,108	6/3/1	1953	6,525 SF	
.02Mi.	**309 E 284TH ST**	**11/29/2006**	$269,670	$94,380	1,760	5/3/2	2006	6,299 SF	
.02Mi.	**283 E 284TH ST**	**03/04/2022**	$245,460	$85,910	2,692	7/3/1	1984	6,952 SF	
.02Mi.	**277 E 284TH ST**	**06/09/1977**	$191,940	$67,180	1,468	6/3/1	1927	7,039 SF	
.02Mi.	**315 E 284TH ST**	**01/10/2022**	$157,590	$55,160	960	6/2/1	1920	5,584 SF	
.03Mi.	**278 E 285TH ST**	**11/13/2003**	$217,330	$76,070	1,484	6/4/2	1949	7,684 SF	
.03Mi.	**300 E 285TH ST**	**08/15/2019**	$181,370	$63,480	1,056	6/3/1	1951	7,418 SF	
.03Mi.	**306 E 285TH ST**	**05/05/2021**	$189,650	$66,380	1,225	5/2/1	1921	6,891 SF	
.03Mi.	**321 E 284TH ST**	**12/30/1999**	$150,310	$52,610	728	4/2/1	1942	6,604 SF	
.03Mi.	**272 E 285TH ST**	**11/12/2009**	$247,480	$86,620	3,923	8/4/2	1939	7,684 SF	
.03Mi.	**300 E 284TH ST**	**06/05/2014**	$201,420	$70,490	1,356	6/3/1	1948	5,702 SF	
.04Mi.	**253 E 284TH ST**	**10/15/2020**	$209,000	$73,150	1,152	7/3/1	1947	13,007 SF	
.04Mi.	**294 E 284TH ST**	**01/28/2015**	$184,410	$64,540	1,253	4/2/1	1952	7,418 SF	
.04Mi.	**28329 FOREST RD**	**08/31/2006**	$221,020	$77,360	1,512	5/3/2	1957	10,337 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	45.1 years old	Households:	13,917
Median Household Income:	$69,462	Households w/Family:	51%
Household Income Per Capita:	$36,315	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Willoughby-Eastlake City School District	Students:	6,861
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.91Mi.	**North High School** Number of Students: 1,231 Student-Teacher Ratio: 20.86 Advanced Placement: Yes	C-	Public	9 - 12
1.42Mi.	**Willowick Middle School** Number of Students: 404 Student-Teacher Ratio: 13.25	D+	Public	6 - 8

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1.45Mi.	**Royalview Elementary School**	C	Public	KG - 5

Number of Students: 689
Student-Teacher Ratio: 14.66

Flood Report

The Subject Property of **297 E 284TH ST, WILLOWICK, OH 44095-5023** 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	109%	SIMILAR
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	111%	HIGHER
OVERALL	102%	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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Data deemed reliable, but not guaranteed.
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