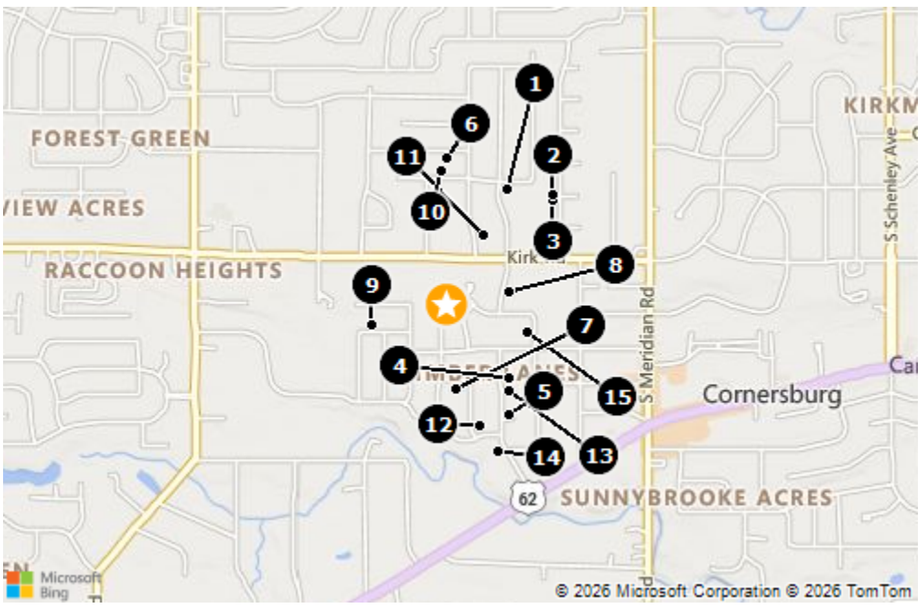
ICE SiteX Report

OrderID: 98697753

SiteX Property Information Report



Subject Property Location

3300 BRIARWOOD LN, YOUNGSTOWN, OH 44511-2507

County:	**MAHONING OH**	Census Tract:	390998123.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	48-002-0-095.00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$187,920 - $244,080	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	48
Assd Land Value:	$8,110	Market Land Value:	$23,170	Tax Year:	2025
Assd Improvement:	$40,300	Market Improvment Value:	$115,130	Total Taxable Value:	$2,322
Total Assessed Value:	$48,410	Total Assessor Market Value:	$138,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 83
Abbreviated Description: LOT 83 85 X 155 IRR TIMBERLANES PLAT 2
City/Muni/Twp: AUSTINTOWN TWP

Property Characteristics

Lot Size:	12,894 SF	Bedrooms:	3	Pool:	
Building Area:	1124 SF	Baths:	1	Fireplace:	1
Year Built:	1957	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding
Number of Units:		Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2026	Sales Price:	$171,830
Document #:	202600007280 BK-PG 6600-2135	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/31/2025	Sales Price:	N/A
Document #:	4444 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 83
Abbreviated Description: LOT 83 85 X 155 IRR TIMBERLANES PLAT 2
City/Muni/Twp: AUSTINTOWN TWP

Prior Transfer

Recording Date:	12/31/2025	Sales Price:	N/A
Document #:	202500027867 BK-PG 6717-426	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/30/2025		
Document Type:			

Legal Description:
Subdivision: TIMBERLANES PLAT NO 2 Land Lot: 83 Map Ref: VOL 40 PG 18
City/Muni/Twp: AUSTINTOWN

ICE SiteX Report

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Prior Transfer

Recording Date:	11/27/2023	Sales Price:	$175,000
Document #:	202300022711 BK-PG 6600-2133	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/07/2023		
Document Type:			

Legal Description:
Lot: 83 Subdivision: TIMBERLANES PLAT NO 2 Land Lot: 17 Map Ref: VOL 40 PG 18
City/Muni/Twp: AUSTINTOWN

Area Sales Analysis

Total Area Sales	$3,014,600	Median # of Bedrooms	3
Median Lot Size	12,589 SF	Median # of Baths	1
Median Living Area	1,339 SF	Median Year Built	1958
Price Range - 2 Yrs	$110,000 to $271,000	Age Range	50 years to 70 years
Median Value	$204,900	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**2805 REDGATE LN** **YOUNGSTOWN, OH 44511-1927**	10/09/2026	$110,000	$62	1760	6/3/2	1956	16,204 SF	
		APN: 48-002-0-151.00-0 Document #: 202600023318 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: KIRKHAVEN PLAT NO 4 MapRef: VOL 40 PG 8-9 Abbreviated Description: Lot:12 Subdivision:KIRKHAVEN PLAT NO 4 Map Ref:VOL 40 PG 8-9City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
2	.38Mi.	**2760 VOLLMER DR** **YOUNGSTOWN, OH 44511-1958**	10/05/2026	$249,000	$159	1564	6/3/1	1976	10,498 SF	
		APN: 48-002-0-239.00-0 Document #: 202600022761 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 83 Subdivision: KIRK MANOR PLAT NO 2 MapRef: VOL 66 PG 113 Abbreviated Description: Lot:83 Subdivision:KIRK MANOR PLAT NO 2 Map Ref:VOL 66 PG 113City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
3	.37Mi.	**2790 VOLLMER DR** **YOUNGSTOWN, OH 44511-1958**	09/21/2026	$230,000	$147	1564	6/3/1	1975	10,498 SF	
		APN: 48-002-0-238.00-0 Document #: 202600021538 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 82 Subdivision: KIRK MANOR PLAT NO 2 MapRef: VOL 66 PG 113 Abbreviated Description: Lot:82 Subdivision:KIRK MANOR PLAT NO 2 Map Ref:VOL 66 PG 113City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
4	.24Mi.	**3417 BENTWILLOW LN** **YOUNGSTOWN, OH 44511-2502**	08/21/2026	$218,000	$192	1132	5/2/1	1957	16,814 SF	
		APN: 48-001-0-231.00-0 Document #: 202600019198 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: TIMBER LANES PLAT NO 3 Land Lot: 154 MapRef: VOL 40 PG 33-34 Abbreviated Description: Subdivision:TIMBER LANES PLAT NO 3 Land Lot:154 Map Ref:VOL 40 PG 33-34City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
5	.31Mi.	**3441 BENTWILLOW LN** **YOUNGSTOWN, OH 44511-2502**	06/30/2026	$214,900	$123	1740	7/3/2	1958	11,238 SF	
		APN: 48-001-0-237.00-0 Document #: 202600014492 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 151 Subdivision: TIMBERLANES PLAT NO 3 MapRef: VOL 41 PG 23 Abbreviated Description: Lot:151 Subdivision:TIMBERLANES PLAT NO 3 Map Ref:VOL 41 PG 23City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
6	.35Mi.	**3923 LAKE RD** **YOUNGSTOWN, OH 44511-1949**	06/15/2026	$173,000	$169	1020	5/3/1	1957	10,629 SF	
		APN: 48-004-0-006.00-0 Document #: 202600012890 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: KIRKHAVEN PLAT NO 5 Land Lot: 224 MapRef: VOL 40 PG 10&11 Abbreviated Description: Subdivision:KIRKHAVEN PLAT NO 5 Land Lot:224 Map Ref:VOL 40 PG 10&11City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
7	.21Mi.	**3423 TALL OAKS LN** **YOUNGSTOWN, OH 44511-2532**	05/20/2026	$252,000	$119	2112	7/3/2	1960	11,238 SF	
		APN: 48-001-0-187.00-0 Document #: 202600010713 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 292 Subdivision: TIMBERLANES PLAT NO 6 MapRef: VOL 47 PG 16 Abbreviated Description: Lot:292 Subdivision:TIMBERLANES PLAT NO 6 Map Ref:VOL 47 PG 16City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
8	.17Mi.	**3205 REDGATE LN** **YOUNGSTOWN, OH 44511-2522**	05/04/2026	$185,000	$156	1179	5/3/2	1957	22,564 SF	
		APN: 48-002-0-083.00-0 Document #: 202600009132 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TIMBER LANES PLAT NO 1 MapRef: VOL 37 PG 22 Abbreviated Description: Lot:5 Subdivision:TIMBER LANES PLAT NO 1 Map Ref:VOL 37 PG 22City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
9	.19Mi.	**3354 SANDALWOOD LN** **YOUNGSTOWN, OH 44511-2549**	04/23/2026	$271,000	$162	1670	7/3/2	1959	12,763 SF	
		APN: 48-003-0-074.00-0 Document #: 202600008222 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 207 Subdivision: TIMBERLANES PLAT NO 4 Land Lot: 18 MapRef: VOL 44 PG 9 Abbreviated Description: Lot:207 Subdivision:TIMBERLANES PLAT NO 4 Land Lot:18 Map Ref:VOL 44 PG 9Abbreviated Description:LAND LOT: PART OF GREAT LOT 18 City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
10	.33Mi.	**3930 BRANDOMYNE AVE** **YOUNGSTOWN, OH 44511-1920**	04/16/2026	$177,000	$166	1060	5/3/1	1957	10,629 SF	
		APN: 48-002-0-183.00-0 Document #: 202600007594 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 232 Subdivision: KIRKHAVEN PLAT NUMBER 5 MapRef: MB 40 PG 10&11 Abbreviated Description: Lot:232 Subdivision:KIRKHAVEN PLAT NUMBER 5 Map Ref:MB 40 PG 10&11City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN								
11	.2Mi.	**3011 BAINBRIDGE AVE** **YOUNGSTOWN, OH 44511-1915**	03/02/2026	$159,900	$133	1200	5/3/1	1958	13,983 SF	
		APN: 48-002-0-200.00-0 Document #: 202600003776 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: KIRKHAVEN PLAT NO 5 MapRef: VOL 10 PG 10&11 Abbreviated Description: Lot:125 Subdivision:KIRKHAVEN PLAT NO 5 Map Ref:VOL 10 PG 10&11City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN

12	.31Mi.	**3494 TALL OAKS LN** **YOUNGSTOWN, OH 44511-2533**	02/05/2026	$180,000	$134	1339	6/3/1	1963	13,983 SF

APN: 48-001-0-178.00-0 Document #: 202600002083
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 326 Subdivision: TIMBER LANES PLAT NO 6 Land Lot: 17 MapRef: VOL 47 PG 16 Abbreviated Description: Lot:326 Subdivision:TIMBER LANES PLAT NO 6 Land Lot:17 Map Ref:VOL 47 PG 16Abbreviated Description:LAND LOT: PART OF GREAT LOT17 City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN

13	.26Mi.	**3425 BENTWILLOW LN** **YOUNGSTOWN, OH 44511-2502**	01/22/2026	$204,900	$171	1192	6/3/2	1959	12,589 SF

APN: 48-001-0-233.00-0 Document #: 202600001203
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: TIMBERANES PAT NO 3 MapRef: VOL 40 PG 33&34 Abbreviated Description: Lot:152 Subdivision:TIMBERANES PAT NO 3 Map Ref:VOL 40 PG 33&34City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN

14	.38Mi.	**3470 BENTWILLOW LN** **YOUNGSTOWN, OH 44511-2552**	09/18/2025	$184,900	$115	1600	6/3/1	1959	21,214 SF

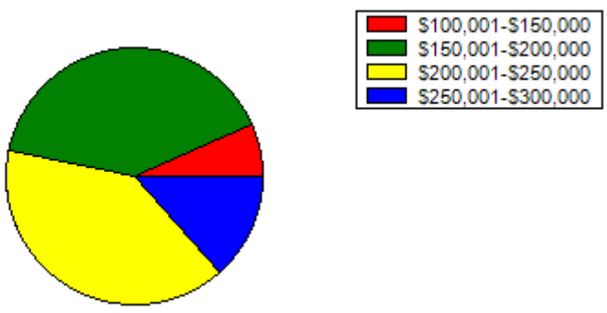
APN: 48-001-0-145.00-0 Document #: 202500019989
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 167 Subdivision: TIMBERLANES PLAT NO 3 MapRef: VOL 40 PG 33&34 Abbreviated Description: Lot:167 Subdivision:TIMBERLANES PLAT NO 3 Map Ref:VOL 40 PG 33&34City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN

15	.21Mi.	**3350 BLACK OAK LN** **YOUNGSTOWN, OH 44511-2642**	08/12/2025	$205,000	$162	1260	5/3/1	1957	12,589 SF

APN: 48-001-0-272.00-0 Document #: 202500016815
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TIMBERLANES PLAT NO 1 MapRef: VOL 37 PG 22 Abbreviated Description: Lot:28 Subdivision:TIMBERLANES PLAT NO 1 Map Ref:VOL 37 PG 22City/Muni/Twp:AUSTINTOWN City/Muni/Twp: AUSTINTOWN

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.	**3300 BRIARWOOD LN**	**12/31/2025**	$138,300	$48,410	1,124	5/3/1	1957	12,894 SF	
.02Mi.	**3310 BRIARWOOD LN**	**06/24/2013**	$137,810	$48,240	1,040	6/3/1	1957	12,153 SF	
.02Mi.	**3965 CHAUCER LN**	**01/01/1990**	$157,120	$54,990	1,476	6/3/1	1957	14,723 SF	
.03Mi.	**3935 CHAUCER LN**	**12/17/2019**	$162,810	$56,990	1,312	6/3/1	1957	13,242 SF	
.03Mi.	**3915 CHAUCER LN**	**06/15/2022**	$160,400	$56,140	1,662	6/3/1	1957	11,805 SF	
.03Mi.	**3330 BRIARWOOD LN**	**11/01/2016**	$132,970	$46,540	1,152	5/3/2	1957	12,676 SF	
.03Mi.	**3330 MYRWOOD LN**	**11/07/2019**	$159,600	$55,860	1,424	7/3/1	1957	11,718 SF	
.04Mi.	**3340 MYRWOOD LN**	**05/20/2025**	$210,690	$73,750	1,354	6/3/1	1958	11,238 SF	
.04Mi.	**3315 BRIARWOOD LN**	**12/19/1997**	$169,430	$59,300	1,308	5/2/1	1958	14,810 SF	
.04Mi.	**3305 BRIARWOOD LN**	**01/22/2008**	$123,780	$43,320	1,246	5/3/2	1957	13,678 SF	
.04Mi.	**3895 CHAUCER LN**	**05/08/2023**	$150,550	$52,690	1,166	5/3/1	1957	17,990 SF	
.05Mi.	**3325 BRIARWOOD LN**	**04/17/2025**	$146,830	$51,390	1,192	6/3/1	1957	15,377 SF	
.05Mi.	**3350 BRIARWOOD LN**	**07/17/2017**	$166,590	$58,300	1,468	6/3/3	1957	10,934 SF	
.05Mi.	**3295 BRIARWOOD LN**	**07/09/2001**	$135,870	$47,550	1,192	5/3/1	1957	12,807 SF	
.05Mi.	**3350 MYRWOOD LN**	**08/28/2015**	$127,560	$44,650	1,224	7/3/1	1957	12,284 SF	
.05Mi.	**3335 BRIARWOOD LN**	**01/31/1996**	$139,770	$48,920	1,196	5/3/1	1958	16,248 SF	

Rent vs. Own

Households Occupied by Renters: 22% Households Occupied by Owners: 71%

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Demographics & Income

Median Age:	46.8 years old	Households:	8,131
Median Household Income:	$54,220	Households w/Family:	53%
Household Income Per Capita:	$30,973	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Austintown Local School District	Students:	4,112
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.97Mi.	**Fitch High School** Number of Students: 1,235 Student-Teacher Ratio: 18.32 Advanced Placement: Yes	C+	Public	9 - 12
2.01Mi.	**Austintown Elementary School** Number of Students: 996 Student-Teacher Ratio: 18.79	NA	Public	PK - 2
2.12Mi.	**Austintown Intermediate School** Number of Students: 895 Student-Teacher Ratio: 20.34	A	Public	3 - 5
1.80Mi.	**Austintown Middle School** Number of Students: 986 Student-Teacher Ratio: 19.33	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	107%	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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