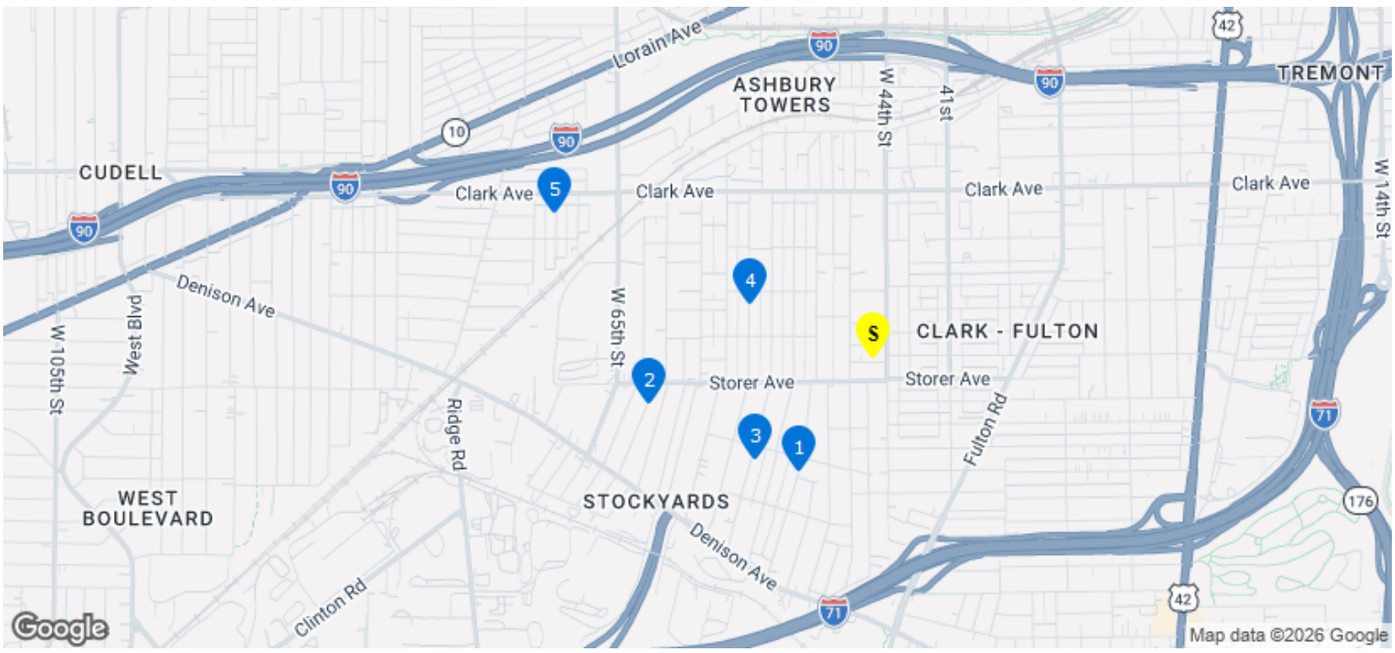
ICE SiteX Report

OrderID: 98768592

SiteX Property Information Report



Subject Property Location

3307 W 46TH ST, CLEVELAND, OH 44102-5973

County:	**CUYAHOGA OH**	Census Tract:	1028.00
Property Use:	Apartments (generic)	Zoning:	2F
Parcel Number:	016-12-098	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$224,000 - $416,000	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	CLEVELAND
Assd Land Value:	$1,540	Market Land Value:	$4,400	Tax Year:	2025
Assd Improvement:	$92,610	Market Improvment Value:	$264,600	Total Taxable Value:	$9,691
Total Assessed Value:	$94,150	Total Assessor Market Value:	$269,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Map Ref: MB016 PG12

Abbreviated Description:	47 MILLER 0003 ALL
City/Muni/Twp:	CLEVELAND

Property Characteristics

Lot Size:	4,445 SF	Bedrooms:		Pool:	
Building Area:	3492 SF	Baths:		Fireplace:	
Year Built:	1905	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	4	Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	None
Style:		Basement:	Partial Basement	Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/21/2025	Sales Price:	$284,900
Document #:	202511210012 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	N/A
Document #:	202205170511 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/23/2022	Loan Amount:	N/A
Document #:	202203230689 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/18/2022		
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Subdivision: CATHERINE MILLERS RE ALLOTMENT OF D CLARKS ALLOTME Land Lot: 47 Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

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Prior Transfer

Recording Date:	03/23/2022	Sales Price:	$275,000
Document #:	202203230688 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/18/2022		
Document Type:	Deed		

Legal Description:
Subdivision: CATHERINE MILLERS RE ALLOTMENT OF D CLARKS ALLOTME Land Lot: 47 Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

Prior Transfer

Recording Date:	12/15/2020	Sales Price:	N/A
Document #:	202012150258 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/19/2020	Loan Amount:	N/A
Document #:	202011190690 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	11/04/2020		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Subdivision: CATHERINE MILLERS RE ALLOTMENT OF D CLARKS ALLOTME Land Lot: 47 Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

Prior Transfer

Recording Date:	11/19/2020	Sales Price:	$95,000
Document #:	202011190689 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	11/04/2020		
Document Type:	Deed		

Legal Description:
Subdivision: CATHERINE MILLERS RE ALLOTMENT OF D CLARKS ALLOTME Land Lot: 47 Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

Mortgage Record

Recording Date:	01/11/2019	Loan Amount:	N/A
Document #:	201901110546 BK-PG -	Loan Type:	Conventional
Contract Date:	01/10/2019		
TD Due Date:	02/01/2049	Type Finance:	

Legal Description:
Subdivision: CATHERINE MILLER RE ALLOTMENT Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

Prior Transfer

Recording Date:	01/11/2019	Sales Price:	$76,500
Document #:	201901110545 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/10/2019		
Document Type:	Deed		

Legal Description:
Subdivision: CATHERINE MILLER RE ALLOTMENT Map Ref: VOL 12 PG 26
City/Muni/Twp: CLEVELAND

Prior Transfer

Recording Date:	12/04/2015	Sales Price:	$15,000
Document #:	201512040594 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/03/2015		
Document Type:	Deed		

Legal Description:
Subdivision: CATHERINE MILLERS REALLOTMENT Map Ref: MAP12 PG26
City/Muni/Twp: CLEVELAND

Prior Transfer

Recording Date:	04/04/2011	Sales Price:	$54,400
Document #:	201104040422 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/04/2011		
Document Type:	Deed		

Legal Description:
Subdivision: CATHERINE MILLERS REALLOTMENT OF D CLARKS ALLOTMEN Map Ref: MAP12 PG26

Area Sales Analysis

Total Area Sales	$1,289,500	Median # of Bedrooms	
Median Lot Size	5,060 SF	Median # of Baths	
Median Living Area	3,020 SF	Median Year Built	1900
Price Range - 2 Yrs	$170,000 to $320,000	Age Range	100 years to 126 years
Median Value	$292,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**4562 SACKETT AVE** **CLEVELAND, OH 44109-1050**	09/08/2026	$229,000	$163	1408	10/4/2	1900	6,000 SF	
		APN: 016-12-125 Document #: 202609080484 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Subdivision: CORNELL OSHEA AND BERNARDS RE SUBDIVISION Land Lot: 16 MapRef: VOL 14 PG 22 Abbreviated Description: Subdivision:CORNELL OSHEA AND BERNARDS RE SUBDIVISION Land Lot:16 Map Ref:VOL 14 PG 22City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND								
2	.09Mi.	**3353 W 46TH ST** **CLEVELAND, OH 44102-5917**	09/08/2026	$60,000	$56	1064	6/2/2	1900	3,400 SF	

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APN: 016-12-086 Document #: 202609080383
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: PIERCE AND CLAFLINS RESUBDIVISION Land Lot: 2 MapRef: VOL 8 PG 29 Abbreviated Description: Subdivision:PIERCE AND CLAFLINS RESUBDIVISION Land Lot:2 Map Ref:VOL 8 PG 29City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

3	.15Mi.	**3317 W 50TH ST** **CLEVELAND, OH 44102-6084**	09/16/2026	$120,000	$66	1828	13/6/3	1900	5,000 SF

APN: 016-12-011 Document #: 202609160127
Document Type: Warranty Deed Price Code: Q
Land Use: Triplex (3 units, any combination)
Legal: Subdivision: JAMES M HOYTS SUBDIVISION Land Lot: 466 MapRef: VOL 3 PG 10 Abbreviated Description: Subdivision:JAMES M HOYTS SUBDIVISION Land Lot:466 Map Ref:VOL 3 PG 10City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

4	.2Mi.	**3409 W 49TH ST** **CLEVELAND, OH 44102-6041**	09/14/2026	$20,000	$24	828	4/2/1	1920	3,952 SF

APN: 016-20-109 Document #: 202609140385
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: ANTON VACINS ALLOTMENT Land Lot: 12 MapRef: VOL 11 PG 25 Abbreviated Description: Subdivision:ANTON VACINS ALLOTMENT Land Lot:12 Map Ref:VOL 11 PG 25City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

5	.25Mi.	**4120 TROWBRIDGE AVE** **CLEVELAND, OH 44109-5915**	09/09/2026	$130,000	$70	1869	8/4/2	1910	6,300 SF

APN: 015-06-107 Document #: 202609090282
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: SELDON ALLOTMENT Land Lot: 305 MapRef: VOL 13 PG 37 Abbreviated Description: Subdivision:SELDON ALLOTMENT Land Lot:305 Map Ref:VOL 13 PG 37City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

6	.27Mi.	**4325 TRENT AVE** **CLEVELAND, OH 44109-1051**	09/11/2026	$106,000	$77	1368	5/2/1	1890	3,465 SF

APN: 007-28-149 Document #: 202609110587
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Land Lot: 54 MapRef: VOL 5 PG 3 Abbreviated Description: Land Lot:54 Map Ref:VOL 5 PG 3City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

7	.27Mi.	**3457 W 44TH ST** **CLEVELAND, OH 44109-1083**	09/03/2026	$77,000	$80	960	6/3/1	1895	2,484 SF

APN: 015-06-027 Document #: 202609030629
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: MRS M J LOPERS SUBDIVISION Land Lot: 55 MapRef: VOL 12 PG 33 Abbreviated Description: Subdivision:MRS M J LOPERS SUBDIVISION Land Lot:55 Map Ref:VOL 12 PG 33City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

8	.27Mi.	**3453 W 49TH ST** **CLEVELAND, OH 44102-6041**	08/31/2026	$82,500	$56	1485	8/4/2	1900	4,050 SF

APN: 016-20-096 Document #: 202608310700
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: HENRY L HILLS ALLOTMONT Land Lot: 15 MapRef: VOL 10 PG 14 Abbreviated Description: Subdivision:HENRY L HILLS ALLOTMONT Land Lot:15 Map Ref:VOL 10 PG 14City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

9	.28Mi.	**3459 W 49TH ST** **CLEVELAND, OH 44102-6041**	10/01/2026	$150,000	$92	1628	10/4/2	1915	4,050 SF

APN: 016-20-094 Document #: 202610010490
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: BROOKL YN TOWNSHIP Land Lot: 13&14 MapRef: VOL 10 PG 14 Abbreviated Description: Subdivision:BROOKL YN TOWNSHIP Land Lot:13&14 Map Ref:VOL 10 PG 14City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

10	.32Mi.	**4002 ROBERT AVE** **CLEVELAND, OH 44109-1366**	10/05/2026	$167,000	$89	1874	6/3/1	1890	5,120 SF

APN: 015-02-063 Document #: 202610050318
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: THE ADDITION TO THE SELDON ALLOTMENT Land Lot: 495 MapRef: VOL 35 PG 15 Abbreviated Description: Lot:54 Subdivision:THE ADDITION TO THE SELDON ALLOTMENT Land Lot:495 Map Ref:VOL 35 PG 15City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

11	.32Mi.	**3157 W 50TH ST** **CLEVELAND, OH 44102-5835**	09/15/2026	$5,000	$3	1709	10/4/2	1905	5,000 SF

APN: 016-14-007 Document #: 202609150276
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: J M HOYTS SUBDIVISION Land Lot: 126 MapRef: VOL 3 PG 10 Abbreviated Description: Subdivision:J M HOYTS SUBDIVISION Land Lot:126 Map Ref:VOL 3 PG 10City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

12	.33Mi.	**3178 W 41ST ST** **CLEVELAND, OH 44109-1216**	09/23/2026	$74,370	$61	1212	6/2/1	1890	5,600 SF

APN: 007-28-051 Document #: 202609230183
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: RHODES HARTNELL BARBER AND SELDENS ALLOTMENT Land Lot: 117 MapRef: VOL 5 PG 3 Abbreviated Description: Subdivision:RHODES HARTNELL BARBER AND SELDENS ALLOTMENT Land Lot:117 Map Ref:VOL 5 PG 3City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

13	.36Mi.	**3946 WOODBRIDGE AVE** **CLEVELAND, OH 44109-1354**	10/06/2026	$135,000	$64	2100	10/4/2	1915	4,200 SF

APN: 015-07-046 Document #: 202610060413
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: HELEN A SMYTH ALLOTMENT Land Lot: 56 MapRef: VOL 24 PG 21 Abbreviated Description: Subdivision:HELEN A SMYTH ALLOTMENT Land Lot:56 Map Ref:VOL 24 PG 21City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

14	.37Mi.	**3119 W 44TH ST** **CLEVELAND, OH 44109-1027**	09/18/2026	$38,500	$28	1388	8/3/1	1886	4,375 SF

APN: 007-28-166 Document #: 202609180288
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: RHODES HARTNELL AND BARBERS ALLOTMENT Land Lot: 57 MapRef: VOL 5 PG 3 Abbreviated Description: Subdivision:RHODES HARTNELL AND BARBERS ALLOTMENT Land Lot:57 Map Ref:VOL 5 PG 3City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

15	.38Mi.	**3823 STORER AVE** **CLEVELAND, OH 44109-1488**	10/01/2026	$145,000	$100	1446	7/3/2	1915	5,000 SF

APN: 015-07-069 Document #: 202610010481
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)

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Legal: Subdivision: SELDEN ALLOTMENT Land Lot: 483 MapRef: VOL 32 PG 5 Abbreviated Description: Subdivision:SELDEN ALLOTMENT Land Lot:483 Map Ref:VOL 32 PG 5City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

16	.39Mi.	**3815 ROBERT AVE** **CLEVELAND, OH 44109-1361**	10/01/2026	$147,000	$85	1737	10/4/2	1880	2,496 SF

APN: 015-02-076 Document #: 202610010105
Document Type: Warranty Deed Price Code: Q
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: SELDEN ALLOTMENT OF PART Land Lot: 54 MapRef: VOL 17 PG 5 Abbreviated Description: Subdivision:SELDEN ALLOTMENT OF PART Land Lot:54 Map Ref:VOL 17 PG 5City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

17	.39Mi.	**4404 BUSH AVE** **CLEVELAND, OH 44109-1014**	09/11/2026	$130,000	$79	1638	8//	1884	3,692 SF

APN: 016-24-087 Document #: 202609110040
Document Type: Warranty Deed Price Code: Q
Land Use: Commercial/Office/Residential (mixed use)
Legal: Subdivision: JAMES H HARDY SUBDIVISION Land Lot: 45&46 MapRef: VOL 5 PG 20 Abbreviated Description: Subdivision:JAMES H HARDY SUBDIVISION Land Lot:45&46 Map Ref:VOL 5 PG 20City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

18	.42Mi.	**3150 W 40TH ST** **CLEVELAND, OH 44109-1222**	10/01/2026	$130,000	$91	1430	10/4/2	1910	3,720 SF

APN: 007-29-078 Document #: 202610010439
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: RHODES HARTNELL BARBER AND SELDENS RE SUBDIVISION Land Lot: 321 MapRef: VOL 27 PG 8 Abbreviated Description: Subdivision:RHODES HARTNELL BARBER AND SELDENS RE SUBDIVISION Land Lot:321 Map Ref:VOL 27 PG 8City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

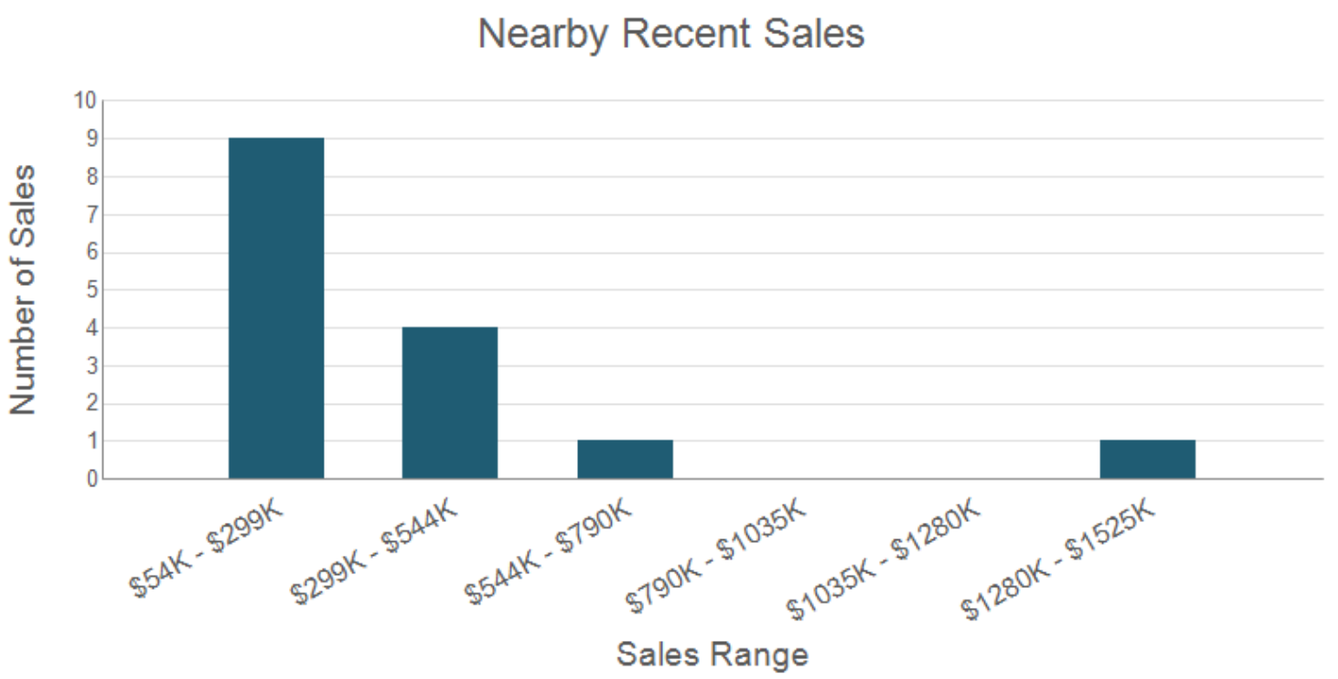
19	.42Mi.	**3163 W 56TH ST** **CLEVELAND, OH 44102-5713**	09/18/2026	$95,000	$62	1520	10/4/2	1900	3,750 SF

APN: 016-11-152 Document #: 202609180401
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: JAMES M HOYTS SUBDIVISION Land Lot: 30 MapRef: VOL 3 PG 16 Abbreviated Description: Subdivision:JAMES M HOYTS SUBDIVISION Land Lot:30 Map Ref:VOL 3 PG 16City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

20	.42Mi.	**3521 W 49TH ST** **CLEVELAND, OH 44102-6043**	09/09/2026	$70,000	$67	1050	6/2/1	1890	5,200 SF

APN: 016-21-041 Document #: 202609090725
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: JOSEPH STORES ALLOTMENT Land Lot: 101 MapRef: VOL 12 PG 50 Abbreviated Description: Subdivision:JOSEPH STORES ALLOTMENT Land Lot:101 Map Ref:VOL 12 PG 50City/Muni/Twp:CLEVELAND City/Muni/Twp: CLEVELAND

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.	**3307 W 46TH ST**	**03/22/2022**	$269,000	$94,150	3,492		1905	4,445 SF	
.01Mi.	**3299 W 46TH ST**	**07/19/1991**	$56,500	$19,780	756	5/2/1	1920	4,445 SF	
.01Mi.	**3313 W 46TH ST**	**06/19/1986**	$29,700	$10,400	1,337	8/4/1	1900	3,080 SF	
.02Mi.	**4525 CATHARINA AVE**	**10/27/2009**	$2,000	$700				1,365 SF	
.02Mi.	**4518 CATHARINA AVE**	**09/20/2021**	$67,000	$23,450	1,134	5/2/1	1900	4,515 SF	
.02Mi.	**3317 W 46TH ST**	**08/07/2015**	$65,100	$22,790	1,426	7/4/1	1920	4,445 SF	
.02Mi.	**4510 CATHARINA AVE**	**08/29/2012**	$2,000	$700	1,230	5//	1900	4,200 SF	
.03Mi.	**4517 CATHARINA AVE**	**07/30/2012**	$2,000	$700				4,515 SF	
.03Mi.	**3321 W 46TH ST**	**01/28/2016**	$2,000	$700				4,445 SF	
.03Mi.	**3295 W 46TH ST**	**03/10/2025**	$67,500	$23,630	1,544	8/4/2	1900	16,400 SF	
.03Mi.	**3291 W 46TH ST**	**06/08/2011**	$2,000	$700				4,257 SF	
.03Mi.	**3304 W 46TH ST**	**12/20/2023**	$87,500	$30,630	1,894	9/4/2	1900	4,815 SF	
.03Mi.	**4509 CATHARINA AVE**	**10/24/2017**	$36,400	$12,750	1,380	5/2/1	1900	4,200 SF	
.03Mi.	**4502 CATHARINA AVE**	**05/15/2025**	$39,000	$13,660	1,255	6/4/1	1900	4,200 SF	
.04Mi.	**3289 W 46TH ST**	**10/28/2014**	$2,000	$700				4,257 SF	
.04Mi.	**4501 CATHARINA AVE**	**01/12/2006**	$58,000	$20,310	980	5/3/1	1900	4,200 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	35.2 years old	Households:	18,933
Median Household Income:	$41,204	Households w/Family:	43%
Household Income Per Capita:	$29,523	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Cleveland Municipal School District	Students:	33,143
Number of Schools:	93	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.54Mi.	**Bolton School** Number of Students: 200 Student-Teacher Ratio: 15.38	F	Public	PK - 8
2.33Mi.	**Rhodes School of Enviornmental Studies** Number of Students: 330 Student-Teacher Ratio: 14.35	D	Public	9 - 12
1.98Mi.	**Marion C. Seltzer PreK-8 School** Number of Students: 356 Student-Teacher Ratio: 16.18	F	Public	PK - 8
3.44Mi.	**Jane Addams Business Careers Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
1.43Mi.	**Joseph M. Gallagher School** Number of Students: 591 Student-Teacher Ratio: 14.78	D	Public	PK - 8
3.99Mi.	**John Marshall School of Civic & Business Leadership** Number of Students: 485 Student-Teacher Ratio: 18.42	D	Public	9 - 12
4.93Mi.	**Robinson G. Jones School** Number of Students: 445 Student-Teacher Ratio: 18.09	C-	Public	PK - 8
4.88Mi.	**Newton D. Baker School of Arts** Number of Students: 324 Student-Teacher Ratio: 14.73	D	Public	PK - 8
2.46Mi.	**Louis Agassiz School** Number of Students: 235 Student-Teacher Ratio: 13.82	D	Public	PK - 8
3.99Mi.	**John Marshall School of Engineering** Number of Students: 459 Student-Teacher Ratio: 21.87	D	Public	9 - 12
4.08Mi.	**Riverside PreK-8 School** Number of Students: 493 Student-Teacher Ratio: 18.26	D+	Public	PK - 8
6.22Mi.	**Willson School** Number of Students: 333 Student-Teacher Ratio: 16.65	F	Public	PK - 8
1.32Mi.	**Luis Munoz Marin Dual Language Academy** Number of Students: 483 Student-Teacher Ratio: 18.58	F	Public	PK - 8

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5.09Mi.	**Miles Park PreK-8 School** Number of Students: 343 Student-Teacher Ratio: 17.15	F	Public	PK - 8
5.34Mi.	**Valley View Boys Leadership Academy** Number of Students: 157 Student-Teacher Ratio: 13.08	D+	Public	PK - 8
11.24Mi.	**Hannah Gibbons STEM School** Number of Students: 222 Student-Teacher Ratio: 17.08	F	Public	PK - 8
7.17Mi.	**Andrew J. Rickoff School** Number of Students: 391 Student-Teacher Ratio: 16.29	F	Public	PK - 8
6.29Mi.	**Miles School** Number of Students: 248 Student-Teacher Ratio: 16.53	F	Public	PK - 8
3.87Mi.	**Campus International High School** Number of Students: 227 Student-Teacher Ratio: 13.35	D-	Public	9 - 12
2.69Mi.	**William Cullen Bryant School** Number of Students: 338 Student-Teacher Ratio: 16.1	D	Public	PK - 8
1.36Mi.	**Scranton School** Number of Students: 495 Student-Teacher Ratio: 20.63	D	Public	PK - 8
9.64Mi.	**Collinwood High School** Number of Students: 228 Student-Teacher Ratio: 17.54	F	Public	9 - 12
1.27Mi.	**Buhrer Dual Language Academy** Number of Students: 424 Student-Teacher Ratio: 18.43	C-	Public	PK - 8
0.83Mi.	**Lincoln West School of Global Studies** Number of Students: 314 Student-Teacher Ratio: 14.95	F	Public	9 - 12
5.71Mi.	**Nathan Hale PreK-8 School** Number of Students: 364 Student-Teacher Ratio: 18.2	F	Public	PK - 8
8.67Mi.	**Adlai E. Stevenson School** Number of Students: 295 Student-Teacher Ratio: 15.53	F	Public	PK - 8
7.43Mi.	**Franklin D. Roosevelt Academy** Number of Students: 371 Student-Teacher Ratio: 21.82	F	Public	PK - 8
7.75Mi.	**Glenville High School** Number of Students: 339 Student-Teacher Ratio: 13.04	F	Public	9 - 12
10.53Mi.	**Euclid Park School** Number of Students: 266 Student-Teacher Ratio: 17.73	D-	Public	PK - 8
1.74Mi.	**Almira PreK-8 Academy** Number of Students: 500 Student-Teacher Ratio: 17.86	F	Public	PK - 8
9.54Mi.	**East Clark School** Number of Students: 158 Student-Teacher Ratio: 17.56	D-	Public	PK - 8
3.99Mi.	**John Marshall School of Information Technology** Number of Students: 486 Student-Teacher Ratio: 16.21	D	Public	9 - 12
7.66Mi.	**Patrick Henry School** Number of Students: 230 Student-Teacher Ratio: 17.69	F	Public	PK - 8
7.12Mi.	**Mary McLeod Bethune PreK-8 School** Number of Students: 229 Student-Teacher Ratio: 15.27	F	Public	PK - 8
4.10Mi.	**Dike School of the Arts** Number of Students: 296 Student-Teacher Ratio: 19.73	F	Public	PK - 8
2.38Mi.	**Wilbur Wright School** Number of Students: 521 Student-Teacher Ratio: 17.37	D-	Public	PK - 8
1.10Mi.	**Denison School** Number of Students: 255 Student-Teacher Ratio: 19.62	D+	Public	PK - 8

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1.61Mi.	**Garrett Morgan School of Engineering & Innovation** Number of Students: 425 Student-Teacher Ratio: 17.71 Advanced Placement: Yes	D	Public	9 - 12
0.80Mi.	**Walton PreK-8 School** Number of Students: 252 Student-Teacher Ratio: 19.38	F	Public	PK - 8
9.02Mi.	**Kenneth W. Clement Boys' Leadership** Number of Students: 143 Student-Teacher Ratio: 20.43	D	Public	PK - 8
0.83Mi.	**Lincoln West School of Science and Health** Number of Students: 210 Student-Teacher Ratio: 12.35	D-	Public	9 - 12
3.19Mi.	**The School of One** Number of Students: 264 Student-Teacher Ratio: 29.33	D	Public	9 - 12
0.96Mi.	**Orchard STEM School** Number of Students: 492 Student-Teacher Ratio: 16.4	D-	Public	PK - 8
6.21Mi.	**Cleveland School of the Arts** Number of Students: 380 Student-Teacher Ratio: 16.52	C-	Public	9 - 12
3.61Mi.	**Campus International School** Number of Students: 690 Student-Teacher Ratio: 15.33	C+	Public	KG - 8
1.89Mi.	**Tremont Montessori School** Number of Students: 330 Student-Teacher Ratio: 12.22	D-	Public	PK - 8
6.05Mi.	**John Adams College and Career Academy** Number of Students: 437 Student-Teacher Ratio: 15.07	F	Public	9 - 12
3.41Mi.	**Cleveland High School for Digital Arts** Number of Students: 311 Student-Teacher Ratio: 16.37	D+	Public	9 - 12
6.08Mi.	**Cleveland School for Architecture and Design** Number of Students: 215 Student-Teacher Ratio: 16.54	B-	Public	9 - 12
2.52Mi.	**William Rainey Harper IB Candidacy School** Number of Students: 423 Student-Teacher Ratio: 17.63	D+	Public	PK - 3
6.30Mi.	**Douglas MacArthur Girls Leadership Academy** Number of Students: 281 Student-Teacher Ratio: 16.53	C+	Public	PK - 8
6.09Mi.	**Cleveland School of Science and Medicine** Number of Students: 384 Student-Teacher Ratio: 20.21	B-	Public	9 - 12
3.86Mi.	**Bard Early College High School Cleveland** Number of Students: 344 Student-Teacher Ratio: 15.64	C	Public	9 - 12
4.18Mi.	**Artemus Ward School** Number of Students: 487 Student-Teacher Ratio: 19.48	D-	Public	PK - 8
2.40Mi.	**Louisa May Alcott Elementary School** Number of Students: 159 Student-Teacher Ratio: 13.25	D+	Public	KG - 5
3.41Mi.	**Davis Aerospace & Maritime High School** Number of Students: 257 Student-Teacher Ratio: 15.12	D+	Public	9 - 12
3.57Mi.	**Marion-Sterling School** Number of Students: 236 Student-Teacher Ratio: 12.42	F	Public	PK - 8
6.63Mi.	**Stonebrook-White Montessori School** Number of Students: 373 Student-Teacher Ratio: 16.22	D-	Public	PK - 8
10.42Mi.	**Ginn Academy** Number of Students: 330 Student-Teacher Ratio: 22	D-	Public	9 - 12
4.05Mi.	**East Tech High School** Number of Students: 487 Student-Teacher Ratio: 20.29	F	Public	9 - 12
2.39Mi.	**Benjamin Franklin School** Number of Students: 364 Student-Teacher Ratio: 17.33	D-	Public	PK - 8

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5.61Mi. **Wade Park School** Number of Students: 339 Student-Teacher Ratio: 19.94	F	Public	PK - 8
3.93Mi. **James A. Garfield School** Number of Students: 536 Student-Teacher Ratio: 23.3	D+	Public	PK - 8
4.30Mi. **Albert Bushnell Hart School** Number of Students: 249 Student-Teacher Ratio: 15.56	D-	Public	KG - 8
6.22Mi. **Clara E. Westropp School of the Arts** Number of Students: 415 Student-Teacher Ratio: 15.96	D	Public	PK - 8
6.09Mi. **Cleveland Early College High School** Number of Students: 262 Student-Teacher Ratio: 23.82	B	Public	9 - 12
5.48Mi. **Mary B. Martin School** Number of Students: 219 Student-Teacher Ratio: 14.6	F	Public	PK - 8
3.20Mi. **MC2STEM High School** Number of Students: 215 Student-Teacher Ratio: 14.33	D	Public	9 - 12
2.10Mi. **Charles A. Mooney School** Number of Students: 305 Student-Teacher Ratio: 13.26	D	Public	PK - 8
7.57Mi. **John F. Kennedy High School** Number of Students: 652 Student-Teacher Ratio: 17.16	F	Public	9 - 12
2.10Mi. **Facing History New Tech High School** Number of Students: 134 Student-Teacher Ratio: 10.31	D	Public	9 - 12
10.41Mi. **Memorial School** Number of Students: 375 Student-Teacher Ratio: 18.75	D	Public	PK - 8
6.08Mi. **Harvey Rice School** Number of Students: 427 Student-Teacher Ratio: 17.08	F	Public	PK - 8
6.28Mi. **Sunbeam School** Number of Students: 450 Student-Teacher Ratio: 16.07	F	Public	PK - 8
1.15Mi. **Halle School** Number of Students: 410 Student-Teacher Ratio: 14.64	F	Public	PK - 8
4.04Mi. **Design Lab Early College** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
1.29Mi. **Waverly School** Number of Students: 281 Student-Teacher Ratio: 16.53	F	Public	PK - 8
3.59Mi. **Mound School** Number of Students: 318 Student-Teacher Ratio: 16.74	F	Public	PK - 8
2.89Mi. **New Tech West High School** Number of Students: 312 Student-Teacher Ratio: 18.35	D	Public	9 - 12
4.21Mi. **Anton Grdina School** Number of Students: 311 Student-Teacher Ratio: 18.29	F	Public	PK - 8
6.06Mi. **Daniel E. Morgan Elementary School** Number of Students: 274 Student-Teacher Ratio: 22.83	D-	Public	PK - 8
3.99Mi. **Alfred A. Benesch School** Number of Students: 214 Student-Teacher Ratio: 14.27	F	Public	KG - 8
7.22Mi. **Robert H. Jamison Leadership Academy** Number of Students: 376 Student-Teacher Ratio: 17.09	F	Public	PK - 8
4.16Mi. **George Washington Carver School** Number of Students: 327 Student-Teacher Ratio: 17.21	F	Public	PK - 8
0.94Mi. **Clark PreK-8 School** Number of Students: 650 Student-Teacher Ratio: 19.12	C-	Public	PK - 8
1.38Mi. **Paul L. Dunbar School**	D+	Public	PK - 8

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Number of Students: 384 Student-Teacher Ratio: 16.7				
6.57Mi. **Charles Dickens School** Number of Students: 253 Student-Teacher Ratio: 28.11		F	Public	PK - 8
0.76Mi. **Max S. Hayes High School** Number of Students: 593 Student-Teacher Ratio: 14.46 Advanced Placement: Yes		D-	Public	9 - 12
2.33Mi. **Rhodes College and Career Academy** Number of Students: 588 Student-Teacher Ratio: 23.52		D	Public	9 - 12
5.03Mi. **Warner Girls' Leadership Academy** Number of Students: 306 Student-Teacher Ratio: 17		D-	Public	PK - 8
12.11Mi. **Oliver H. Perry School** Number of Students: 281 Student-Teacher Ratio: 20.07		F	Public	PK - 8
8.59Mi. **Whitney M. Young PreK-8 School** Number of Students: 273 Student-Teacher Ratio: 17.06		F	Public	PK - 8

Flood Report

The Subject Property of **3307 W 46TH ST, CLEVELAND, OH 44102-5973** 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	141%	NOTABLY HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	153%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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