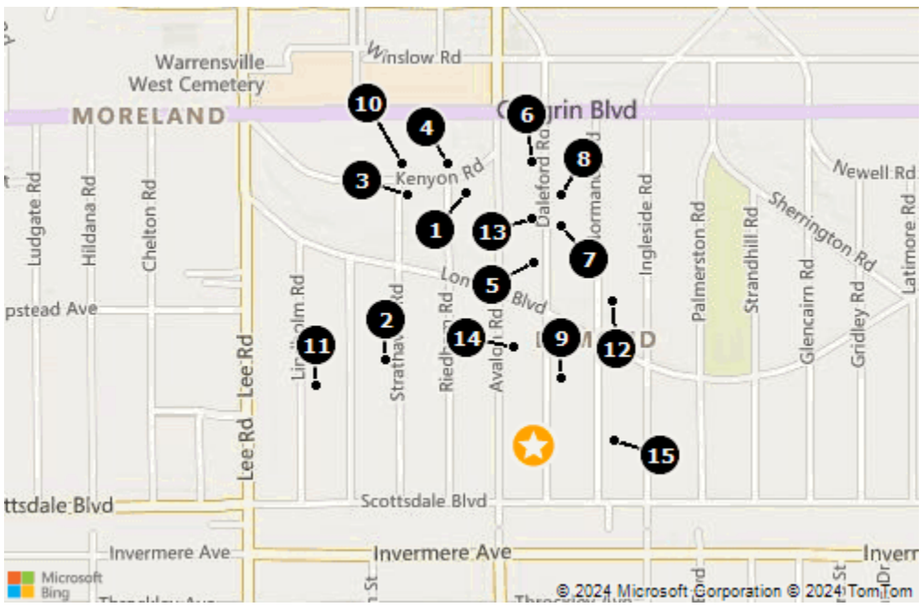
SiteX™ Report

OrderID: 91251354

SiteX Property Information Report



Subject Property Location

3710 DALEFORD RD, SHAKER HEIGHTS, OH 44120-5235

County:	**CUYAHOGA OH**	Census Tract:	390351836.042004
Property Use:	Duplex (2 units, any combination)	Zoning:	SF3
Parcel Number:	735-29-101	Thomas Bros Pg-Grid:	

Valuation

Value:	**$227,000**	FSD:	14
Value Range:	$195,220 - $258,780	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2021	Tax Rate Code Area:	SHAKER HEIGHTS
Assd Land Value:	$10,430	Market Land Value:	$29,800	Tax Year:	2023
Assd Improvement:	$48,480	Market Improvment Value:	$138,500	Total Taxable Value:	$7,206
Total Assessed Value:	$58,910	Total Assessor Market Value:	$168,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: VANS#21 Map Ref: MB735 PG29
Abbreviated Description: 53 VANS#21 0636 ALL
City/Muni/Twp: SHAKER HEIGHTS

Property Characteristics

Lot Size:	5,080 SF	Bedrooms:	4	Pool:	
Building Area:	2436 SF	Baths:	3	Fireplace:	1
Year Built:	1931	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2.5+A	Number of Cars:	2	A/C:	N
Style:	Colonial	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/14/2021	Sales Price:	$195,000
Document #:	202101140354 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/12/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 636 Subdivision: THE VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot: 53 Map Ref: VOL 65 PG 22
City/Muni/Twp: SHAKER HEIGHTS

Prior Transfer

Recording Date:	01/25/2018	Sales Price:	$158,800
Document #:	201801250541 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/25/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 636 Subdivision: VAN S2WERINGEN COMPANY SUBDIVISION # V 21 Map Ref: VOL635 PG22
City/Muni/Twp: SHAKER HEIGHTS

Prior Transfer

Recording Date:	05/27/2005	Sales Price:	$190,000
Document #:	200505271342 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 636 Map Ref: MAP65 PG22
Abbreviated Description: RESUBDIVISION PART VAN SWERINGEN COMPANYS SUB #21 PART ORIGINAL WARRENSVILLE TWP LOT53
City/Muni/Twp: SHAKER HEIGHTS

Mortgage Record

Recording Date:	04/21/2004	Loan Amount:	N/A
Document #:	200404210803 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 636
Abbreviated Description: RESUBDIVISION PART VAN SWERINGANS SUB #21 PART ORIGINAL WARRENSVILLE TWP LOT53

Prior Transfer

Recording Date:	12/30/2002	Sales Price:	$150,000
Document #:	200212301484 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/27/2002		
Document Type:	Survivorship Deed		

Legal Description:
Lot: 636 Map Ref: MAP65 PG22
Abbreviated Description: RESUBDIVISION PART THE VAN SWERINGEN COS SUB #21 PART ORIGINAL WARRENSVILLE TWP LOT53
City/Muni/Twp: SHAKER HEIGHTS

Mortgage Record

Recording Date:	11/15/2000	Loan Amount:	N/A
Document #:	200011150121 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/13/2030	Type Finance:	

Legal Description:
Lot: 636 Subdivision: RESUBDIVISION OF VAN SWERINGEN COS SUBDIVISION #21
Abbreviated Description: PART ORIGINAL WARRENSVILLE TWP LOT53
City/Muni/Twp: SHAKER HEIGHTS

Area Sales Analysis

Total Area Sales	$3,144,800	Median # of Bedrooms	4
Median Lot Size	5,600 SF	Median # of Baths	2
Median Living Area	2,295 SF	Median Year Built	1927
Price Range - 2 Yrs	$119,000 to $300,000	Age Range	68 years to 99 years
Median Value	$220,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**17108 KENYON RD** **SHAKER HEIGHTS, OH 44120-3743**	02/09/2024	$300,000	$112	2670	15/7/2	1925	7,450 SF	
		APN: 735-31-009 Document #: 202402090277 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 443 Subdivision: ORIGINAL WARRENSVILLE MapRef: VOL 65 PG 22 Abbreviated Description: Lot:443 Subdivision:ORIGINAL WARRENSVILLE Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
2	.21Mi.	**3656 STRATHAVON RD** **SHAKER HEIGHTS, OH 44120-5229**	11/20/2023	$146,000	$61	2376	10/4/3	1927	5,400 SF	
		APN: 735-27-109 Document #: 202311200494 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 334 Subdivision: VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot: 5 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:334 Subdivision:VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot:5 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
3	.34Mi.	**17006 KENYON RD** **SHAKER HEIGHTS, OH 44120-3741**	11/08/2023	$207,000	$73	2810	10/4/2	1956	7,150 SF	
		APN: 735-28-078 Document #: 202311080455 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 346 Subdivision: VAN SWERINGEN COMPANY SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:346 Subdivision:VAN SWERINGEN COMPANY SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
4	.36Mi.	**17027 KENYON RD** **SHAKER HEIGHTS, OH 44120-3740**	11/07/2023	$225,000	$84	2675	11/5/2	1930	7,360 SF	
		APN: 735-31-020 Document #: 202311070378 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 32 Subdivision: THE VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:32 Subdivision:THE VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
5	.22Mi.	**3590 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5231**	10/05/2023	$240,000	$105	2268	10/4/3	1925	5,080 SF	
		APN: 735-30-045 Document #: 202310050366 Document Type: Fiduciary Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 572 Subdivision: VAN SWERINGEN CO SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:572 Subdivision:VAN SWERINGEN CO SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
6	.34Mi.	**3528 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5231**	08/31/2023	$169,500	$74	2268	10/4/2	1926	5,040 SF	
		APN: 735-31-114 Document #: 202308310439 Document Type: Warranty Deed Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 588 Subdivision: SWERINGEN COMPANYS A RE SUBDIVISION Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:588 Subdivision:SWERINGEN COMPANYS A RE SUBDIVISION Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS								
7	.27Mi.	**3569 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5230**	08/31/2023	$269,000	$109	2463	10/4/2	1930	5,600 SF	
		APN: 735-31-097 Document #: 202308310201								

Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 750 Subdivision: THE CITIZENS SAVINGS AND TRUST COMPANYS MapRef: VOL 66 PG 35 Abbreviated Description: Lot:750 Subdivision:THE CITIZENS SAVINGS AND TRUST COMPANYS Map Ref:VOL 66 PG 35City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

8	.31Mi.	**3549 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5230**	07/18/2023	$155,000	$65	2352	10/4/2	1925	5,600 SF

APN: 735-31-102 Document #: 202307180445
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 755 Subdivision: CITIZENS SAVINGS AND TRUST COMPANYS EASTVIEW SUBDI Land Lot: 53 MapRef: VOL 66 PG 35 Abbreviated Description: Lot:755 Subdivision:CITIZENS SAVINGS AND TRUST COMPANYS EASTVIEW SUBDI Land Lot:53 Map Ref:VOL 66 PG 35City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

9	.09Mi.	**3667 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5256**	07/14/2023	$206,400	$89	2295	12/6/2	1930	5,600 SF

APN: 735-30-059 Document #: 202307140458
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 656 Subdivision: VAN SWERINGEN COMPANY SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 55 Abbreviated Description: Lot:656 Subdivision:VAN SWERINGEN COMPANY SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 55City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

10	.38Mi.	**17003 KENYON RD** **SHAKER HEIGHTS, OH 44120-3740**	05/10/2023	$225,500	$99	2268	10/4/3	1925	6,400 SF

APN: 735-28-039 Document #: 202305100507
Document Type: Fiduciary Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 34 Subdivision: VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:34 Subdivision:VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

11	.28Mi.	**3671 LINDHOLM RD** **SHAKER HEIGHTS, OH 44120-5126**	04/17/2023	$275,000	$122	2253	12/4/3	1927	5,400 SF

APN: 735-27-047 Document #: 202304170429
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 213 Subdivision: THE VAN SWERIGEN COMPANY SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:213 Subdivision:THE VAN SWERIGEN COMPANY SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

12	.2Mi.	**3617 NORMANDY RD** **SHAKER HEIGHTS, OH 44120-5244**	03/21/2023	$220,000	$97	2268	10/4/3	1925	5,600 SF

APN: 735-30-086 Document #: 202303210401
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 855 Subdivision: CITIZENS SAVING AND TRUST COMPANYS EASTVIEW SUBDIV Land Lot: 53 MapRef: VOL 66 PG 35 Abbreviated Description: Lot:855 Subdivision:CITIZENS SAVING AND TRUST COMPANYS EASTVIEW SUBDIV Land Lot:53 Map Ref:VOL 66 PG 35City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

13	.28Mi.	**3562 DALEFORD RD** **SHAKER HEIGHTS, OH 44120-5231**	02/21/2023	$239,900	$105	2268	10/4/2	1927	5,040 SF

APN: 735-31-123 Document #: 202302210157
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 579 Subdivision: VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:579 Subdivision:VAN SWERINGEN COMPANYS SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

14	.12Mi.	**3647 AVALON RD** **SHAKER HEIGHTS, OH 44120-6202**	02/17/2023	$119,000	$51	2306	10/4/3	1928	5,080 SF

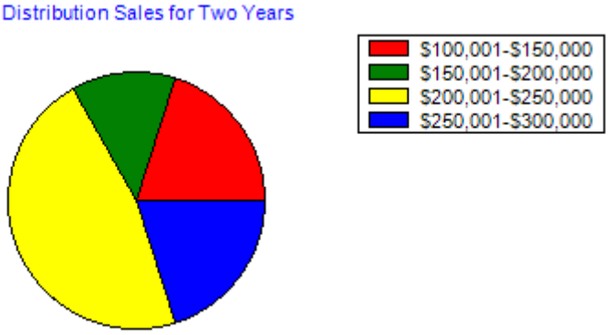
APN: 735-30-036 Document #: 202302170283
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 600 Subdivision: VAN SWERINGEN COS SUBDIVISION NO 21 Land Lot: 53 MapRef: VOL 65 PG 22 Abbreviated Description: Lot:600 Subdivision:VAN SWERINGEN COS SUBDIVISION NO 21 Land Lot:53 Map Ref:VOL 65 PG 22City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

15	.1Mi.	**3707 NORMANDY RD** **SHAKER HEIGHTS, OH 44120-5246**	12/29/2022	$147,500	$65	2268	10/4/2	1930	5,600 SF

APN: 735-29-137 Document #: 202212290501
Document Type: Warranty Deed Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 838 Subdivision: CITIZENS SAVINGS AND TRUST COMPANYS EAST VIEW SUBD Land Lot: 53 MapRef: VOL 66 PG 35 Abbreviated Description: Lot:838 Subdivision:CITIZENS SAVINGS AND TRUST COMPANYS EAST VIEW SUBD Land Lot:53 Map Ref:VOL 66 PG 35City/Muni/Twp:SHAKER HEIGHTS City/Muni/Twp: SHAKER HEIGHTS

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.

SiteX™ Report

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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.	**3710 DALEFORD RD**	**01/14/2021**	$168,300	$58,910	2,436	10/4/3	1931	5,080 SF	
.03Mi.	**3703 AVALON RD**	**11/04/2020**	$147,100	$51,490	2,268	12/6/3	1930	5,000 SF	
.04Mi.	**3707 DALEFORD RD**	**06/17/1988**	$138,100	$48,340	2,344	10/4/3	1935	5,600 SF	
.04Mi.	**3715 DALEFORD RD**	**07/22/2019**	$142,000	$49,700	2,280	10/4/3	1931	5,600 SF	
.04Mi.	**3703 DALEFORD RD**	**08/09/2019**	$141,700	$49,600	2,352	10/4/3	1930	5,600 SF	
.05Mi.	**3686 DALEFORD RD**	**12/31/2018**	$126,800	$44,380	2,352	12/4/3	1930	5,080 SF	
.05Mi.	**3695 DALEFORD RD**	**08/04/2021**	$134,300	$47,010	2,408	10/4/3	1930	5,600 SF	
.06Mi.	**3706 NORMANDY RD**	**04/26/1985**	$176,500	$61,780	2,408	10/4/3	1924	5,600 SF	
.06Mi.	**3698 AVALON RD**	**05/26/2006**	$181,600	$63,560	2,268	10/4/3	1930	5,400 SF	
.06Mi.	**3718 NORMANDY RD**	**10/15/1981**	$169,000	$59,150	2,494	10/4/2	1930	5,600 SF	
.07Mi.	**3698 NORMANDY RD**	**04/08/2015**	$174,500	$61,080	2,319	10/4/3	1932	5,600 SF	
.07Mi.	**3686 AVALON RD**	**12/29/2006**	$141,800	$49,630	2,408	10/4/3	1931	5,400 SF	
.08Mi.	**3670 DALEFORD RD**	**03/19/2019**	$146,400	$51,240	2,288	10/4/3	1928	5,080 SF	
.08Mi.	**3671 DALEFORD RD**	**08/22/2017**	$93,600	$32,760	2,372	12/6/4	1929	5,600 SF	
.09Mi.	**3667 DALEFORD RD**	**07/31/2020**	$143,400	$50,190	2,295	12/6/2	1930	5,600 SF	
.09Mi.	**3662 DALEFORD RD**	**12/07/2017**	$171,600	$60,060	2,352	10/4/3	1925	5,080 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	42.5 years old	Households:	15,989
Median Household Income:	$59,447	Households w/Family:	48%
Household Income Per Capita:	$35,087	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Shaker Heights City School District	Students:	4,684
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.84Mi.	**Shaker Hts Middle School** Number of Students: 784 Student-Teacher Ratio: 13.07	C	Public	7 - 8
1.20Mi.	**Shaker Hts High School** Number of Students: 1,590 Student-Teacher Ratio: 15.06 Advanced Placement: Yes	C	Public	9 - 12
1.50Mi.	**Woodbury Elementary School** Number of Students: 698 Student-Teacher Ratio: 13.17	C+	Public	5 - 6
0.26Mi.	**Lomond Elementary School** Number of Students: 359 Student-Teacher Ratio: 15.68	C+	Public	KG - 4

Flood Report

The Subject Property of **3710 DALEFORD RD, SHAKER HEIGHTS, OH 44120-5235** 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	126%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	114%	HIGHER
OVERALL	128%	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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SiteX™ Report

OrderID: 91251354

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Data deemed reliable, but not guaranteed.

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