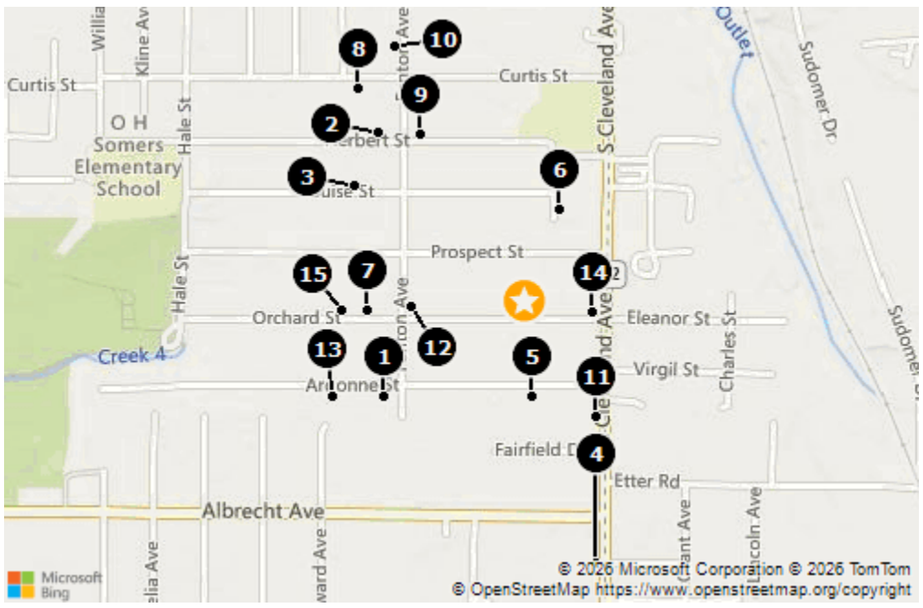
ICE SiteX Report

OrderID: 97523714

SiteX Property Information Report



Subject Property Location

3861 ORCHARD ST, MOGADORE, OH 44260-1458

County:	**SUMMIT OH**	Census Tract:	391535310.013007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	55-01207	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$168,080 - $213,920	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	55
Assd Land Value:	$11,910	Market Land Value:	$34,030	Tax Year:	2024
Assd Improvement:	$36,897	Market Improvment Value:	$105,420	Total Taxable Value:	$4,095
Total Assessed Value:	$48,807	Total Assessor Market Value:	$139,450	Delinquent Year:	
				Tax Account ID:	SP0020601004000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10
Abbreviated Description: ORCH HILL LOT 10 ALL
City/Muni/Twp: MOGADORE VILL

Property Characteristics

Lot Size:	10,559 SF	Bedrooms:	3	Pool:	
Building Area:	1028 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Cape Cod	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2025	Sales Price:	$140,000
Document #:	56926695 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	$100,000
Document #:	56700140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$140,000
Document #:	56695628 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2021		
Document Type:			
Legal Description:			

Lot: 10 District: 55 Subdivision: ORCHARD HILL ALLOTMENT Map Ref: MB 24 PG 42-44
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$140,000

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Document #:	21178 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10
Abbreviated Description: ORCH HILL LOT 10 ALL
City/Muni/Twp: MOGADORE VILL

Prior Transfer

Recording Date:	07/12/2005	Sales Price:	$83,500
Document #:	55207435 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/06/2005	Sales Price:	$100,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/06/2005	Sales Price:	$100,000
Document #:	55182557 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/04/2005		
Document Type:			

Legal Description:
Lot: 10 Subdivision: ORCHARD HILL ALLOTMENT Map Ref: MB24 PG42-44
Abbreviated Description: LOT11 TR#8
City/Muni/Twp: CUYAHOGA FALLS

Mortgage Record

Recording Date:	01/22/2003	Loan Amount:	N/A
Document #:	54812617 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 10 Subdivision: ORCHARD HILL ALLOTMENT
Abbreviated Description: LOT11 TR#8
City/Muni/Twp: MOGADORE

Mortgage Record

Recording Date:	10/20/2000	Loan Amount:	N/A
Document #:	54475547 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2030	Type Finance:	

Legal Description:
Subdivision: ORCHARD HILL ALLOTMENT
Abbreviated Description: ORCH HILL LOT 10 ALL
City/Muni/Twp: MOGADORE VILL

Area Sales Analysis

Total Area Sales	$3,331,100	Median # of Bedrooms	3
Median Lot Size	10,799 SF	Median # of Baths	1
Median Living Area	1,355 SF	Median Year Built	1955
Price Range - 2 Yrs	$137,500 to $308,000	Age Range	26 years to 128 years
Median Value	$220,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**3774 ARGONNE ST** **MOGADORE, OH 44260-1111**	04/22/2026	$172,500	$127	1355	5/3/1	1955	10,010 SF	
		APN: 55-00243 Document #: 57017095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 164 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42 Abbreviated Description: Lot:164 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE								
2	.26Mi.	**122 FENTON AVE** **MOGADORE, OH 44260-1463**	04/22/2026	$222,500	$145	1526	6/3/1	1950	11,552 SF	
		APN: 55-00768 Document #: 57017000 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: BRADLEY FARMS ALLOTMENT MapRef: MB 27 PG 12&13 Abbreviated Description: Lot:22 Subdivision:BRADLEY FARMS ALLOTMENT Map Ref:MB 27 PG 12&13City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE								
3	.25Mi.	**3755 LOUISE ST** **MOGADORE, OH 44260-1117**	01/20/2026	$288,700	$187	1538	7/3/1	2000	7,436 SF	
		APN: 55-00342 Document #: 56998925 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Subdivision: BRADLEY FARMS ALLOTMENT MapRef: MB 27 PG 12 Abbreviated Description: Lot:115 Subdivision:BRADLEY FARMS ALLOTMENT Map Ref:MB 27 PG 12City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE								
4	.32Mi.	**406 S CLEVELAND AVE** **MOGADORE, OH 44260-2202**	01/20/2026	$182,000	$170	1070	5/2/1	1935	27,100 SF	
		APN: 51-02662 Document #: 56998947 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: CLEARVUE ALLOTMENT MapRef: MB 33 PG 58 Abbreviated Description: Lot:56 Subdivision:CLEARVUE ALLOTMENT Map Ref:MB 33 PG 58City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.13Mi.	**3868 ARGONNE ST** **MOGADORE, OH 44260-1402**	12/22/2025	$222,000	$158	1400	7/3/1	1960	13,800 SF	
		APN: 55-01533 Document #: 56994143 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 180&181 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42&44 Abbreviated Description: Lot:180&181 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42&44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

6	.13Mi.	**199 ELIZABETH ST** **MOGADORE, OH 44260-1404**	11/26/2025	$210,000	$204	1025	5/3/1	1961	8,141 SF	

APN: 55-00183 Document #: 56989257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: BRADLEY ALLOTMENT MapRef: MB 27 PG 12&13 Abbreviated Description: Lot:99 Subdivision:BRADLEY ALLOTMENT Map Ref:MB 27 PG 12&13City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

7	.19Mi.	**3763 ORCHARD ST** **MOGADORE, OH 44260-1120**	11/04/2025	$269,000	$174	1538	5/3/1	1955	10,559 SF	Yes

APN: 55-01297 Document #: 56983752
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: THE ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:27 Subdivision:THE ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

8	.32Mi.	**3756 CURTIS ST** **MOGADORE, OH 44260-1146**	10/17/2025	$209,900	$166	1260	5/2/2	1955	15,973 SF	

APN: 55-02010 Document #: 56979850
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: COBURN ALLOTMENT MapRef: MB 33 PG 14 Abbreviated Description: Lot:6 Subdivision:COBURN ALLOTMENT Map Ref:MB 33 PG 14City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

9	.24Mi.	**125 FENTON AVE** **MOGADORE, OH 44260-1462**	09/15/2025	$137,500	$119	1148	7/3/1	1949	10,511 SF	

APN: 55-01296 Document #: 56972500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19&20 Subdivision: THE BRADELY ALLOTMENT MapRef: MB 27 PG 12&13 Abbreviated Description: Lot:19&20 Subdivision:THE BRADELY ALLOTMENT Map Ref:MB 27 PG 12&13City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

10	.35Mi.	**80 FENTON AVE** **MOGADORE, OH 44260-1453**	09/02/2025	$205,000	$127	1608	7/3/1	1898	11,099 SF	

APN: 55-00761 Document #: 56969680
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: THOMAS HALES ALLOTMENT MapRef: MB 9 PG 10 Abbreviated Description: Lot:9 Subdivision:THOMAS HALES ALLOTMENT Map Ref:MB 9 PG 10City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

11	.16Mi.	**312 S CLEVELAND AVE** **MOGADORE, OH 44260-1468**	08/22/2025	$308,000	$129	2387	8/3/1	1926	16,496 SF	

APN: 55-01534 Document #: 56968050
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 187&188 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:187&188 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

12	.14Mi.	**215 FENTON AVE** **MOGADORE, OH 44260-1412**	07/29/2025	$220,000	$216	1014	5/3/2	1960	13,438 SF	

APN: 55-00383 Document #: 56962665
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:23 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

13	.26Mi.	**3742 ARGONNE ST** **MOGADORE, OH 44260-1111**	07/03/2025	$230,000	$213	1075	6/4/1	1955	9,953 SF	

APN: 55-00104 Document #: 56957842
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:158 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

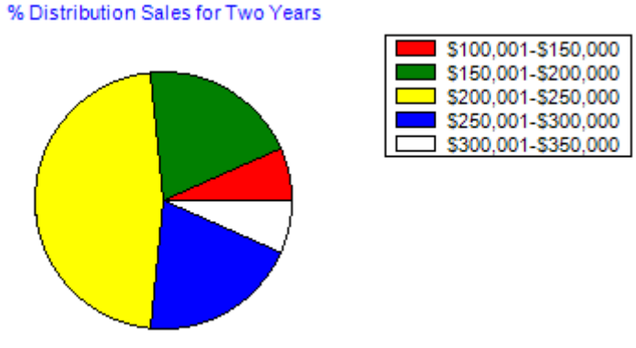
14	.08Mi.	**248 S CLEVELAND AVE** **MOGADORE, OH 44260-1427**	06/02/2025	$254,000	$177	1435	6/3/2	1950	10,799 SF	

APN: 55-00309 Document #: 56951631
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:3 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

15	.22Mi.	**3745 ORCHARD ST** **MOGADORE, OH 44260-1120**	05/14/2025	$200,000	$200	1000	5/3/1	1957	10,559 SF	

APN: 55-01023 Document #: 56947894
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: ORCHARD HILL ALLOTMENT MapRef: MB 24 PG 42-44 Abbreviated Description: Lot:30 Subdivision:ORCHARD HILL ALLOTMENT Map Ref:MB 24 PG 42-44City/Muni/Twp:MOGADORE City/Muni/Twp: MOGADORE

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.

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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.	**3861 ORCHARD ST**	**11/19/2021**	$139,450	$48,807	1,028	5/3/1	1955	10,559 SF	
.01Mi.	**3855 ORCHARD ST**	**11/19/2020**	$199,640	$69,873	1,898	7/3/1	1928	10,559 SF	
.01Mi.	**3867 ORCHARD ST**	**09/04/2024**	$170,350	$59,622	1,416	7/3/1	1935	10,559 SF	
.02Mi.	**3849 ORCHARD ST**	**11/17/2006**	$192,380	$67,332	1,415	6/4/2	1953	21,118 SF	Yes
.02Mi.	**3873 ORCHARD ST**	**03/24/1999**	$153,450	$53,707	1,152	6/3/2	1925	10,559 SF	
.03Mi.	**3877 ORCHARD ST**	**04/29/2016**	$206,190	$72,166	1,968	7/2/2	1925	10,559 SF	
.04Mi.	**3860 PROSPECT ST**		$186,360	$65,225	1,413	7/3/2	1950	21,118 SF	
.04Mi.	**3874 PROSPECT ST**	**09/08/2003**	$173,390	$60,686	1,328	7/4/1	1930	10,559 SF	
.04Mi.	**3839 ORCHARD ST**	**09/28/2022**	$138,170	$48,359	972	5/2/1	1941	10,559 SF	
.04Mi.	**3883 ORCHARD ST**	**03/08/2019**	$175,530	$61,435	1,416	6/3/1	1925	10,559 SF	
.04Mi.	**3850 PROSPECT ST**		$202,870	$71,004	1,142	5/2/2	1951	21,118 SF	
.05Mi.	**3862 ORCHARD ST**	**12/23/2024**	$153,730	$53,805	1,050	4/2/1	1965	12,480 SF	
.05Mi.	**3856 ORCHARD ST**	**04/15/2005**	$202,020	$70,706	1,558	6/3/1	1925	15,359 SF	
.05Mi.	**3870 ORCHARD ST**	**04/18/2024**	$181,560	$63,545	2,651	11/5/1	1905	19,201 SF	
.05Mi.	**3889 ORCHARD ST**	**11/05/2019**	$194,000	$67,899	1,814	8/3/1	1918	10,559 SF	
.05Mi.	**3835 ORCHARD ST**	**09/27/2018**	$193,510	$67,728	1,280	5/3/1	1964	10,559 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	46.6 years old	Households:	4,747
Median Household Income:	$74,663	Households w/Family:	68%
Household Income Per Capita:	$36,518	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Mogadore Local School District	Students:	649
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**O H Somers Elementary School** Number of Students: 336 Student-Teacher Ratio: 11.59	B	Public	KG - 6
0.24Mi.	**Mogadore Junior High School** Number of Students: 112 Student-Teacher Ratio: 10.67 Advanced Placement: Yes	C-	Public	7 - 8
0.24Mi.	**Mogadore High School** Number of Students: 201 Student-Teacher Ratio: 10.39	C	Public	9 - 12

Flood Report

The Subject Property of **3861 ORCHARD ST, MOGADORE, OH 44260-1458** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	76%	NOTABLY LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	89%	LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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