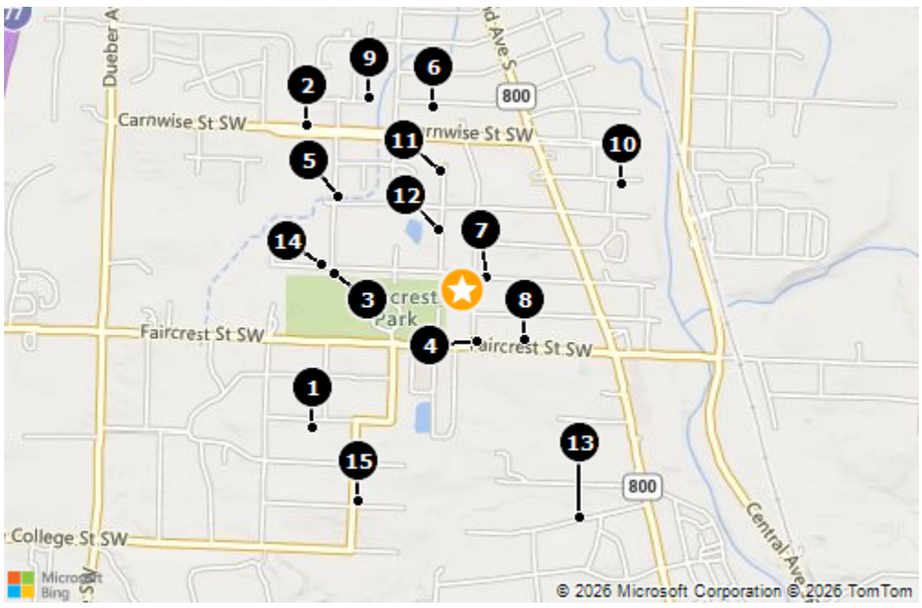
ICE SiteX Report

OrderID: 98677786

SiteX Property Information Report



Subject Property Location

3911 HIGHVIEW AVE SW, CANTON, OH 44706-4856

County:	**STARK OH**	Census Tract:	391517132.013009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-02008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$158,530 - $223,470	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00100
Assd Land Value:	$14,280	Market Land Value:	$40,800	Tax Year:	2025
Assd Improvement:	$27,440	Market Improvment Value:	$78,400	Total Taxable Value:	$1,354
Total Assessed Value:	$41,720	Total Assessor Market Value:	$119,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Block: 1 Map Ref: MB 28NW
Abbreviated Description: 28 NW .50A
City/Muni/Twp: CANTON TWP

Property Characteristics

Lot Size:	21,723 SF	Bedrooms:	2	Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Gas
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2025	Sales Price:	$103,021
Document #:	202501220002097 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$63,492
Document #:	202209020037599 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/27/2022	Loan Amount:	N/A
Document #:	202207270032113 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			
Sec/Twnship/Range: NW4 S28T10R08			
City/Muni/Twp: CANTON			

Prior Transfer

Recording Date:	06/19/2019	Sales Price:	$63,500
Document #:	201906190022063 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

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Contract Date: 05/14/2019
Document Type:
Legal Description:
Sec/Twnship/Range: NW4 S28T10R08
City/Muni/Twp: CANTON

Prior Transfer

Recording Date: 06/19/2019
Document #: BK-PG -
Document Type:
Sales Price: $63,492
Type of Sale: Per Assessor Transaction History
Legal Description:
Block: 1 Map Ref: MB 28NW
Abbreviated Description: 28 NW .50A
City/Muni/Twp: CANTON TWP

Prior Transfer

Recording Date: 07/24/2017
Document #:
Document Type:
Sales Price: $30,400
Type of Sale: Per Assessor Transaction History
Legal Description:

Prior Transfer

Recording Date: 07/24/2017
Document #: 201707240030779 BK-PG -
Contract Date: 07/14/2017
Document Type:
Sales Price: $30,400
Type of Sale: Sales Price Rounded from Tax
Legal Description:
Sec/Twnship/Range: NW4 S28T10R08
City/Muni/Twp: CANTON

Prior Transfer

Recording Date: 07/24/2017
Document #: 201707240030778 BK-PG -
Contract Date: 07/14/2017
Document Type:
Sales Price: $30,400
Type of Sale: Sales Price Rounded from Tax
Legal Description:
Sec/Twnship/Range: NW4 S28T10R08
City/Muni/Twp: CANTON

Prior Transfer

Recording Date: 01/03/2013
Document #: 201301030000211 BK-PG -
Document Type:
Sales Price: $76,500
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 07/02/2004
Document #: 200407020047994 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:
Legal Description:
Sec/Twnship/Range: PART NW4 S28T10R08
City/Muni/Twp: CANTON

Prior Transfer

Recording Date: 08/16/2000
Document #: 2000048616 BK-PG -
Contract Date: 08/07/2000
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Sec/Twnship/Range: PART NW4 S28T10R08
City/Muni/Twp: CANTON

Area Sales Analysis

Total Area Sales	$3,391,300	Median # of Bedrooms	3
Median Lot Size	20,395 SF	Median # of Baths	1
Median Living Area	1,223 SF	Median Year Built	1965
Price Range - 2 Yrs	$151,800 to $340,000	Age Range	26 years to 78 years
Median Value	$230,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**1014 LILLIAN ST SW** **CANTON, OH 44706-4626**	09/01/2026	$212,000	$226	936	/3/1	1959	24,999 SF	
		APN: 13-06398 Document #: 202609010035625 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: SPRINGVALE ALLOTMENT NO 2 MapRef: MB 30 PG 123 Abbreviated Description: Lot:80 Subdivision:SPRINGVALE ALLOTMENT NO 2 Map Ref:MB 30 PG 123City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
2	.56Mi.	**1015 CARNWISE ST SW** **CANTON, OH 44706-4915**	08/31/2026	$249,900	$193	1290	/3/2	1973	14,401 SF	Yes
		APN: 13-06583 Document #: 202608310035331 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: GOLD MEDAL FARMS ALLOTMENT NO 4 MapRef: VOL 37 PG 23 Abbreviated Description: Lot:41 Subdivision:GOLD MEDAL FARMS ALLOTMENT NO 4 Map Ref:VOL 37 PG 23City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
3	.32Mi.	**824 39TH ST SW** **CANTON, OH 44706-4821**	08/27/2026	$250,000	$240	1040	/4/1	1966	20,495 SF	
		APN: 13-06215 Document #: 202608270034841								

ICE SiteX Report

OrderID: 98677786

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: HIGHVIEW ALLOTMENT NO 2 MapRef: MB 35 PG 36 Abbreviated Description: Lot:32 Subdivision:HIGHVIEW ALLOTMENT NO 2 Map Ref:MB 35 PG 36City/Muni/Twp:CANTON City/Muni/Twp: CANTON

4	.13Mi.	**325 FAIRCREST ST SW** **CANTON, OH 44706-4459**	07/15/2026	$159,500	$113	1404	/3/2	1968	28,501 SF

APN: 13-03410 Document #: 202607150027144
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: HOFFMAN AND VOLZERS INDUSTRIAL HOMESITES ADDITION Abbreviated Description: Lot:33 Subdivision:HOFFMAN AND VOLZERS INDUSTRIAL HOMESITES ADDITION City/Muni/Twp:CANTON TOWNSHIP City/Muni/Twp: CANTON TOWNSHIP

5	.37Mi.	**3678 MAPLEWOOD AVE SW** **CANTON, OH 44706-4906**	06/02/2026	$340,000	$198	1712	/3/3	2000	21,780 SF

APN: 13-13192 Document #: 202606020020693
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: ARCH CREEK ALLOTMENT MapRef: DOC 201209140041647 Abbreviated Description: Lot:24 Subdivision:ARCH CREEK ALLOTMENT Map Ref:DOC 201209140041647City/Muni/Twp:CANTON City/Muni/Twp: CANTON

6	.44Mi.	**330 34TH ST SW** **CANTON, OH 44706-5028**	03/27/2026	$186,000	$178	1040	/3/1	1965	14,401 SF

APN: 13-05296 Document #: 202603270011122
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: SOUTHERN OAKS NO 2 MapRef: VOL 35 PG 220 Abbreviated Description: Lot:31 Subdivision:SOUTHERN OAKS NO 2 Map Ref:VOL 35 PG 220City/Muni/Twp:CANTON City/Muni/Twp: CANTON

7	.07Mi.	**327 39TH ST SW** **CANTON, OH 44706-4810**	03/17/2026	$275,000	$220	1248	/3/2	1968	30,000 SF

APN: 13-03031 Document #: 202603170009587
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: HOFFMAN AND VOLZERS INDUSTRIAL HOMESITES MapRef: DOC 202506170020784 Abbreviated Description: Lot:66 Subdivision:HOFFMAN AND VOLZERS INDUSTRIAL HOMESITES Map Ref:DOC 202506170020784City/Muni/Twp:CANTON City/Muni/Twp: CANTON

8	.2Mi.	**223 FAIRCREST ST SW** **CANTON, OH 44706-4459**	02/09/2026	$215,000	$175	1223	/3/1	1948	28,501 SF

APN: 13-07058 Document #: 202602090004678
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: HOFFMAN & VOLZERS INDUSTRIAL HOMESITES ADDITI MapRef: MB 23 PG 52 Abbreviated Description: Lot:29 Subdivision:HOFFMAN & VOLZERS INDUSTRIAL HOMESITES ADDITI Map Ref:MB 23 PG 52City/Muni/Twp:CANTON City/Muni/Twp: CANTON

9	.53Mi.	**711 SOMERSET AVE SW** **CANTON, OH 44706-4941**	11/24/2025	$234,900	$205	1144	/3/1	1978	13,582 SF

APN: 13-08367 Document #: 202511240043500
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WORTHINGTON GREEN ALLOTMENT MapRef: MB 47 PG 61 Abbreviated Description: Lot:16 Subdivision:WORTHINGTON GREEN ALLOTMENT Map Ref:MB 47 PG 61City/Muni/Twp:CANTON City/Muni/Twp: CANTON

10	.46Mi.	**634 FIGUEROA PL SE** **CANTON, OH 44707-1474**	11/18/2025	$230,000	$174	1319	/3/1	1951	19,998 SF

APN: 13-06716 Document #: 202511180042721
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: GOLD MEDAL FARMS ALLOTMENT NO 7 MapRef: MB 26 PG 16 Abbreviated Description: Lot:91 Subdivision:GOLD MEDAL FARMS ALLOTMENT NO 7 Map Ref:MB 26 PG 16City/Muni/Twp:CANTON City/Muni/Twp: CANTON

11	.3Mi.	**3641 DIANE AVE SW** **CANTON, OH 44706-5009**	10/10/2025	$189,900	$192	988	/2/1	1959	19,580 SF

APN: 13-05595 Document #: 202510100037446
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: HOFFMANS HOMESITEAND ALLOTMENT MapRef: MB 32 PG 223 Abbreviated Description: Lot:22 Subdivision:HOFFMANS HOMESITEAND ALLOTMENT Map Ref:MB 32 PG 223City/Muni/Twp:CANTON City/Muni/Twp: CANTON

12	.16Mi.	**3725 DIANE AVE SW** **CANTON, OH 44706-4834**	10/10/2025	$177,000	$163	1080	/3/1	1955	19,998 SF

APN: 13-03488 Document #: 202510100037357
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: HOFFMANS HOMESITES MapRef: DD 32 PG 223 Abbreviated Description: Lot:15 Subdivision:HOFFMANS HOMESITES Map Ref:DD 32 PG 223City/Muni/Twp:CANTON City/Muni/Twp: CANTON

13	.61Mi.	**223 46TH ST SW** **CANTON, OH 44706-4435**	09/15/2025	$281,300	$193	1452	/3/2	1962	52,838 SF

APN: 10-013086 Document #: 202509150033496
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 MapRef: MB 16 PG 30 Abbreviated Description: Lot:1&2 Map Ref:MB 16 PG 30City/Muni/Twp:CANTON City/Muni/Twp: CANTON

14	.36Mi.	**915 39TH ST SW** **CANTON, OH 44706-4822**	08/29/2025	$239,000	$229	1040	/3/1	1965	20,395 SF

APN: 13-03195 Document #: 202508290031220
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: HIGHVIEW ALLOTMENT NO2 MapRef: MB 35 PG 36 Abbreviated Description: Lot:35 Subdivision:HIGHVIEW ALLOTMENT NO2 Map Ref:MB 35 PG 36

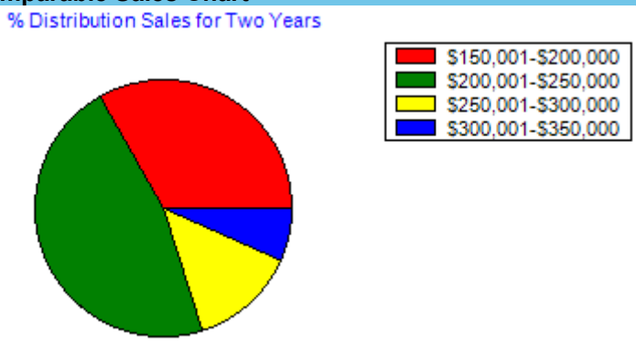
15	.57Mi.	**4544 SPRINGVALE AVE SW** **CANTON, OH 44706-4673**	08/28/2025	$151,800	$109	1392	/3/1	1959	19,998 SF

APN: 13-06352 Document #: 202508280030968
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: SPRINGVALE ALLOTMENT NO 3 MapRef: VOL 31 PG 121 Abbreviated Description: Lot:135 Subdivision:SPRINGVALE ALLOTMENT NO 3 Map Ref:VOL 31 PG 121City/Muni/Twp:CANTON City/Muni/Twp: CANTON

ICE SiteX Report

OrderID: 98677786

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.

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.	**3911 HIGHVIEW AVE SW**	**06/19/2019**	$119,200	$41,720	1,120	/2/1	1955	21,723 SF	
.01Mi.	**3919 HIGHVIEW AVE SW**	**07/28/2008**	$100,700	$35,250	960	/2/1	1959	21,723 SF	
.02Mi.	**3901 HIGHVIEW AVE SW**	**06/22/2021**	$245,100	$85,790	2,282	/3/2	1951	21,723 SF	
.04Mi.	**416 39TH ST SW**	**08/11/2006**	$146,200	$51,170	1,025	/3/1	1957	19,903 SF	
.04Mi.	**3875 HIGHVIEW AVE SW**	**12/09/2011**	$172,800	$60,490	1,180	/3/1	1956	18,744 SF	
.05Mi.	**330 39TH ST SW**	**01/09/2020**	$212,300	$74,310	1,290	/3/1	1958	30,000 SF	
.06Mi.	**422 39TH ST SW**	**04/22/2020**	$153,600	$53,770	1,000	/3/1	1958	19,798 SF	
.06Mi.	**4001 HIGHVIEW AVE SW**	**07/28/2015**	$174,300	$61,010	1,104	/3/1	1950	21,723 SF	
.06Mi.	**3851 HIGHVIEW AVE SW**	**11/06/2025**	$226,800	$79,390	1,500	/4/2	1954	19,776 SF	
.06Mi.	**409 39TH ST SW**	**06/01/2010**	$113,900	$39,870	1,050	/3/1	1957	20,678 SF	
.07Mi.	**327 39TH ST SW**	**06/17/2025**	$242,300	$84,810	1,248	/3/2	1968	30,000 SF	
.07Mi.	**419 39TH ST SW**	**01/11/2012**	$145,300	$50,860	1,000	/3/1	1957	19,702 SF	
.08Mi.	**3817 HIGHVIEW AVE SW**	**01/11/2013**	$155,900	$54,570	1,124	/2/1	1949	12,998 SF	
.08Mi.	**428 39TH ST SW**	**09/12/2014**	$156,000	$54,610	1,025	/3/1	1955	19,898 SF	
.08Mi.	**313 40TH ST SW**		$205,800	$72,040	1,188	/3/1	1961	24,999 SF	Yes
.09Mi.	**4015 HIGHVIEW AVE SW**	**06/12/2020**	$218,100	$76,340	1,364	/4/2	1946	21,723 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.4 years old	Households:	6,535
Median Household Income:	$59,414	Households w/Family:	58%
Household Income Per Capita:	$28,858	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Canton Local School District	Students:	1,922
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Canton South High School** Number of Students: 774 Student-Teacher Ratio: 22.11 Advanced Placement: Yes	C	Public	9 - 12
0.63Mi.	**Canton South Middle School** Number of Students: 378 Student-Teacher Ratio: 12.6	C	Public	6 - 8
0.22Mi.	**Faircrest Memorial Elementary School** Number of Students: 747 Student-Teacher Ratio: 24.9	B+	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **3911 HIGHVIEW AVE SW, CANTON, OH 44706-4856** 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	129%	HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	111%	HIGHER
OVERALL	104%	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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