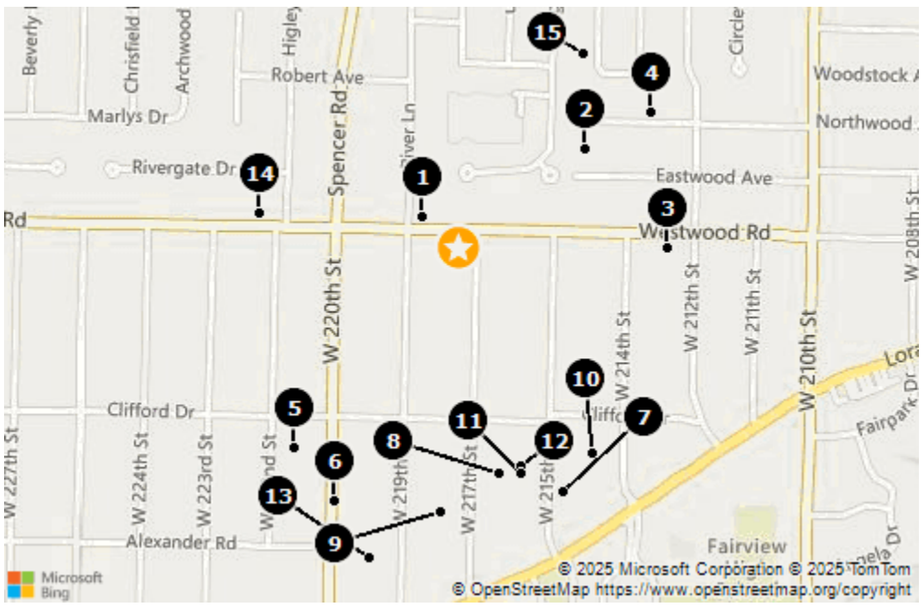
ICE SiteX Report

OrderID: 95960926

SiteX Property Information Report



Subject Property Location

4060 W 217TH ST, FAIRVIEW PARK, OH 44126-1138

County:	**CUYAHOGA OH**	Census Tract:	390351531.041005
Property Use:	Single Family Residential	Zoning:	RIF-50
Parcel Number:	321-06-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	10
Value Range:	$229,500 - $280,500	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	FAIRVIEW PARK
Assd Land Value:	$15,370	Market Land Value:	$43,900	Tax Year:	2024
Assd Improvement:	$49,210	Market Improvment Value:	$140,600	Total Taxable Value:	$4,296
Total Assessed Value:	$64,580	Total Assessor Market Value:	$184,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: JANMAR#4 Map Ref: MB321 PG06
Abbreviated Description: 6 JANMAR#4 0771 ALL
City/Muni/Twp: FAIRVIEW PARK

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	2	Pool:	
Building Area:	1128 SF	Baths:	1	Fireplace:	
Year Built:	1923	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	N
Style:	Cape Cod	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/17/2025	Sales Price:	$134,615
Document #:	202503170100 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	$147,000
Document #:	202208170418 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2022		
Document Type:	Fiduciary Deed		

Legal Description:
Lot: 771 Section: 6 Subdivision: THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVIS Map Ref: VOL 65 PG 4
City/Muni/Twp: FAIRVIEW PARK

Prior Transfer

Recording Date:	08/16/2022	Sales Price:	$147,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: JANMAR#4 Map Ref: MB321 PG06
Abbreviated Description: 6 JANMAR#4 0771 ALL
City/Muni/Twp: FAIRVIEW PARK

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Prior Transfer

Recording Date:	01/30/2001	Sales Price:	N/A
Document #:	200101300195 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/30/2001		
Document Type:	Certificate of Transfer		

Legal Description:
Lot: 771 Subdivision: THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUB #4 Map Ref: MB65 PG4
Abbreviated Description: PART ORIGINAL ROCKPORT TWP SEC6
City/Muni/Twp: FAIRVIEW

Area Sales Analysis

Total Area Sales	$4,302,200	Median # of Bedrooms	3
Median Lot Size	9,950 SF	Median # of Baths	1
Median Living Area	1,392 SF	Median Year Built	1949
Price Range - 2 Yrs	$152,000 to $400,000	Age Range	63 years to 125 years
Median Value	$280,000	Median Age	76 years

Comparable Sales Data

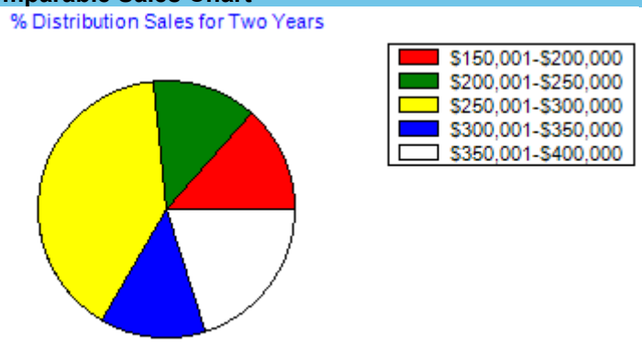
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**21870 WESTWOOD RD** **FAIRVIEW PARK, OH 44126-1159**	11/04/2025	$152,000	$150	1007	5/3/1	1949	10,050 SF	
		APN: 321-06-078 Document #: 202511040513 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: ORIGINAL ROCKPORT TOWNSHIP SECTION NO 15 Abbreviated Description: Subdivision:ORIGINAL ROCKPORT TOWNSHIP SECTION NO 15 City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
2	.21Mi.	**21445 NORTHWOOD AVE** **FAIRVIEW PARK, OH 44126-1121**	10/02/2025	$223,000	$162	1374	6/2/1	1949	7,350 SF	
		APN: 323-26-025 Document #: 202510020290 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Section: 15 Subdivision: THE FOURNIER REALTY COMPANYS FOURNIER BUNGALOW SUB MapRef: VOL 70 PG 6 Abbreviated Description: Lot:77 Section:15 Subdivision:THE FOURNIER REALTY COMPANYS FOURNIER BUNGALOW SUB Map Ref:VOL 70 PG 6City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
3	.26Mi.	**21291 WESTWOOD RD** **FAIRVIEW PARK, OH 44126-1123**	10/01/2025	$185,800	$193	960	6/2/1	1948	5,800 SF	
		APN: 321-01-092 Document #: 202510010328 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Section: 6 Subdivision: B J LUCEYS SUBDIVISION MapRef: VOL 87 PG 12 Abbreviated Description: Lot:61 Section:6 Subdivision:B J LUCEYS SUBDIVISION Map Ref:VOL 87 PG 12City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
4	.29Mi.	**21372 NORTHWOOD AVE** **FAIRVIEW PARK, OH 44126-1120**	09/03/2025	$276,000	$222	1239	6/4/1	1900	8,100 SF	
		APN: 323-26-009 Document #: 202509030675 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 117 Section: 15 Subdivision: HE FOURNIER REALTY COMPANYS FOURNIER BUNGALOW SUBD MapRef: VOL 70 PG 06 Abbreviated Description: Lot:117 Section:15 Subdivision:HE FOURNIER REALTY COMPANYS FOURNIER BUNGALOW SUBD Map Ref:VOL 70 PG 06City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
5	.31Mi.	**4171 W 222ND ST** **FAIRVIEW PARK, OH 44126-1072**	08/26/2025	$380,000	$214	1768	8/3/1	1922	10,080 SF	
		APN: 321-08-088 Document #: 202508260596 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 534 Section: 6 Subdivision: JANMAR SUBDIVISION NO 4 Abbreviated Description: Lot:534 Section:6 Subdivision:JANMAR SUBDIVISION NO 4 City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
6	.33Mi.	**4231 W 220TH ST** **FAIRVIEW PARK, OH 44126-1815**	08/19/2025	$265,000	$206	1284	4/2/1	1948	10,000 SF	Yes
		APN: 321-08-055 Document #: 202508190178 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 610 Subdivision: THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVIS Land Lot: 6 MapRef: VOL 65 PG 4 Abbreviated Description: Lot:610 Subdivision:THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVIS Land Lot:6 Map Ref:VOL 65 PG 4City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
7	.33Mi.	**4315 W 215TH ST** **FAIRVIEW PARK, OH 44126-1807**	07/17/2025	$400,000	$247	1616	6/3/1	1953	9,950 SF	
		APN: 321-05-041 Document #: 202507170122 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Section: 6 Subdivision: SH KLEINMAN REALTY COMPANYS MORNINGSIDE SUBDIVISIO Abbreviated Description: Lot:72 Section:6 Subdivision:SH KLEINMAN REALTY COMPANYS MORNINGSIDE SUBDIVISIO City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
8	.27Mi.	**4269 W 217TH ST** **FAIRVIEW PARK, OH 44126-1839**	06/30/2025	$299,900	$213	1407	4/2/1	1950	14,374 SF	
		APN: 321-04-046 Document #: 202506300092 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 801 Subdivision: ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVISION Abbreviated Description: Lot:801 Subdivision:ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVISION City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
9	.31Mi.	**4308 W 217TH ST** **FAIRVIEW PARK, OH 44126-1810**	05/08/2025	$265,000	$190	1392	7/4/1	1949	10,000 SF	
		APN: 321-08-011 Document #: 202505080504 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 739 Subdivision: THE ASSOCIATED INVESTMENT COS JANMAR SUBDIVISION N MapRef: VOL 65 PG 4 Abbreviated Description: Lot:739 Subdivision:THE ASSOCIATED INVESTMENT COS JANMAR SUBDIVISION N Map Ref:VOL 65 PG 4City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								
10	.3Mi.	**4268 W 214TH ST** **FAIRVIEW PARK, OH 44126-1838**	05/05/2025	$383,500	$244	1569	7/3/1	1949	10,000 SF	
		APN: 321-04-012 Document #: 202505050090 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Section: 6 Subdivision: THE SH KLEINMAN REALTY COS MORNINGSIDE PARK SUBDIV Abbreviated Description: Lot:56 Section:6 Subdivision:THE SH KLEINMAN REALTY COS MORNINGSIDE PARK SUBDIV City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK								

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11	.28Mi.	**4290 W 215TH ST** **FAIRVIEW PARK, OH 44126-1855**	05/03/2025	$250,000	$185	1350	6/3/1	1943	9,750 SF
		APN: 321-04-045 Document #: 202505030003 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Section: 6 Subdivision: THE SH KLEINMAN REALTY COS MORNINGSIDE PARK SUBDIV MapRef: VOL 74 PG 28 Abbreviated Description: Lot:134 Section:6 Subdivision:THE SH KLEINMAN REALTY COS MORNINGSIDE PARK SUBDIV Map Ref:VOL 74 PG 28City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK							
12	.27Mi.	**4284 W 215TH ST** **FAIRVIEW PARK, OH 44126-1855**	03/27/2025	$327,000	$195	1672	6/4/1	1950	9,750 SF
		APN: 321-04-044 Document #: 202503270392 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 133 Section: 6 Subdivision: S H KLEINMAN REALTY COMPANYS MapRef: VOL 74 PG 28 Abbreviated Description: Lot:133 Section:6 Subdivision:S H KLEINMAN REALTY COMPANYS Map Ref:VOL 74 PG 28City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK							
13	.38Mi.	**4326 W 219TH ST** **FAIRVIEW PARK, OH 44126-1814**	03/21/2025	$320,000	$222	1435	6/3/1	1927	10,000 SF
		APN: 321-09-045 Document #: 202503210377 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 639 Section: 6 Subdivision: THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVI MapRef: VOL 65 PG 4 Abbreviated Description: Lot:639 Section:6 Subdivision:THE ASSOCIATED INVESTMENT COMPANYS JANMAR SUBDIVI Map Ref:VOL 65 PG 4City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK							
14	.25Mi.	**22220 WESTWOOD RD** **FAIRVIEW PARK, OH 44126-1051**	03/03/2025	$280,000	$200	1400	6/2/1	1949	8,670 SF
		APN: 321-10-004 Document #: 202503030608 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK							
15	.29Mi.	**4040 W 214TH ST** **FAIRVIEW PARK, OH 44126-1259**	02/15/2025	$295,000	$230	1281	6/3/1	1962	7,700 SF
		APN: 323-32-056 Document #: 202502150117 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Section: 15 Subdivision: THE F & F DEVELOPMENT CO INC MapRef: VOL 164 PG 35 Abbreviated Description: Lot:35 Section:15 Subdivision:THE F & F DEVELOPMENT CO INC Map Ref:VOL 164 PG 35City/Muni/Twp:FAIRVIEW PARK City/Muni/Twp: FAIRVIEW PARK							

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.	**4060 W 217TH ST**	**08/16/2022**	$184,500	$64,580	1,128	5/2/1	1923	10,000 SF	
.01Mi.	**4068 W 217TH ST**	**07/07/1999**	$230,900	$80,820	1,600	7/3/1	1925	10,000 SF	
.01Mi.	**4052 W 217TH ST**	**11/18/2005**	$210,300	$73,610	1,308	7/3/1	1920	10,400 SF	
.02Mi.	**4076 W 217TH ST**	**04/17/2017**	$201,700	$70,600	1,224	5/3/1	1950	10,000 SF	
.03Mi.	**4084 W 217TH ST**	**03/25/2015**	$187,900	$65,770	1,178	5/3/1	1958	9,000 SF	
.04Mi.	**4029 W 219TH ST**	**04/03/2007**	$308,000	$107,810	1,867	7/3/2	2001	10,890 SF	
.04Mi.	**4092 W 217TH ST**	**10/17/1984**	$186,400	$65,250	1,307	5/3/1	1925	9,000 SF	
.04Mi.	**4037 W 219TH ST**	**07/21/2004**	$225,000	$78,760	1,425	4/2/1	1954	10,000 SF	
.04Mi.	**21774 WESTWOOD RD**	**10/07/2020**	$247,200	$86,520	1,894	7/4/2	1968	10,200 SF	
.04Mi.	**4021 W 219TH ST**	**09/01/1971**	$199,300	$69,760	1,120	5/3/1	1955	9,435 SF	
.04Mi.	**21758 WESTWOOD RD**	**05/11/2017**	$278,000	$97,300	1,932	7/4/2	1970	10,200 SF	
.04Mi.	**4045 W 219TH ST**		$212,600	$74,420	1,200	5/2/1	1920	10,000 SF	
.04Mi.	**21800 WESTWOOD RD**	**12/17/1981**	$281,400	$98,490	1,894	7/4/2	1968	10,200 SF	
.04Mi.	**4053 W 217TH ST**	**11/22/1924**	$180,200	$63,070	1,176	5/2/1	1930	7,500 SF	
.05Mi.	**21732 WESTWOOD RD**	**07/09/2009**	$226,000	$79,100	1,540	6/3/2	1970	10,200 SF	
.05Mi.	**4100 W 217TH ST**	**03/01/2021**	$217,000	$75,960	1,308	5/2/1	1925	12,000 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

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Demographics & Income

Median Age:	40.4 years old	Households:	7,378
Median Household Income:	$76,135	Households w/Family:	55%
Household Income Per Capita:	$42,961	Households w/Family Married:	41%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Fairview Park City School District	Students:	1,580
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Gilles-Sweet Elementary School** Number of Students: 570 Student-Teacher Ratio: 17.22	B	Public	KG - 5
0.55Mi.	**Fairview High School** Number of Students: 515 Student-Teacher Ratio: 22.23 Advanced Placement: Yes	B-	Public	9 - 12
1.51Mi.	**Parkview Early Education Center** Number of Students: 118 Student-Teacher Ratio: 14.94	NA	Public	PK - KG
0.58Mi.	**Lewis F Mayer Middle School** Number of Students: 377 Student-Teacher Ratio: 18.82	A	Public	6 - 8

Flood Report

The Subject Property of **4060 W 217TH ST, FAIRVIEW PARK, OH 44126-1138** 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	92%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	81%	LOWER
OVERALL	64%	NOTABLY LOWER

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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