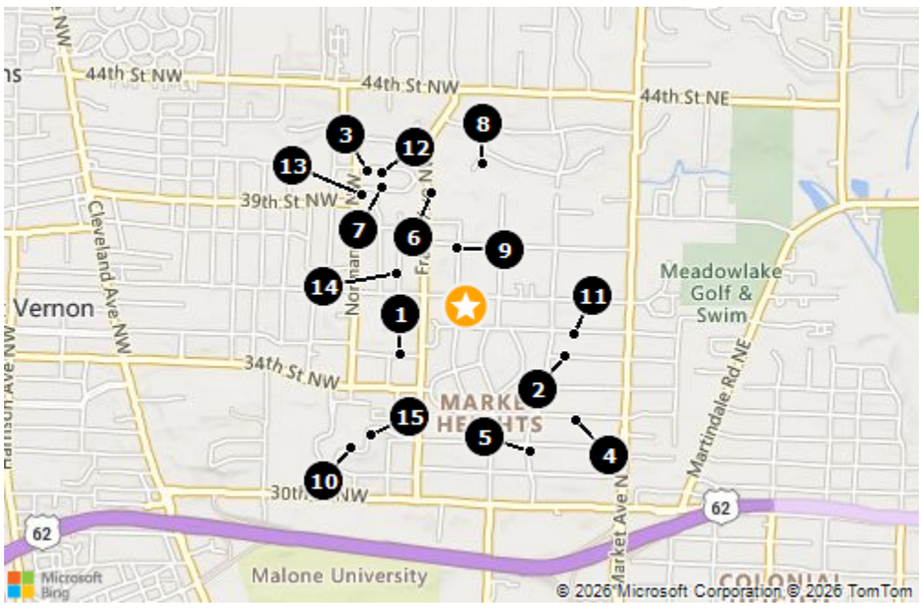
ICE SiteX Report

OrderID: 97523582

SiteX Property Information Report



Subject Property Location

440 37TH ST NW, CANTON, OH 44709-1554

County:	**STARK OH**	Census Tract:	391517007.011002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-42433	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$164,820 - $237,180	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00020
Assd Land Value:	$14,700	Market Land Value:	$42,000	Tax Year:	2025
Assd Improvement:	$34,230	Market Improvment Value:	$97,800	Total Taxable Value:	$2,168
Total Assessed Value:	$48,930	Total Assessor Market Value:	$139,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 18 Map Ref: MB 5A

Abbreviated Description:	OL 702 .26A
City/Muni/Twp:	CANTON CITY

Property Characteristics

Lot Size:	10,860 SF	Bedrooms:	3	Pool:	
Building Area:	1272 SF	Baths:	1	Fireplace:	1
Year Built:	1946	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Gas
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2025	Loan Amount:	N/A
Document #:	202502280006513 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 702 Sec/Twnship/Range: S28T11R08
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	05/30/2024	Sales Price:	$164,835
Document #:	202405300017532 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	N/A
Document #:	202212060049881 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/28/2022	Sales Price:	$180,000
Document #:	202211280048796 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

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Contract Date: 11/25/2022
Document Type:
Legal Description:
Lot: 702 Sec/Twnship/Range: SE4 S28T11R08
Abbreviated Description: PORTION LOT702
City/Muni/Twp: CANTON

Prior Transfer

Recording Date: 11/28/2022
Document #: BK-PG -
Document Type:
Legal Description:
Block: 18 Map Ref: MB 5A
Abbreviated Description: OL 702 .26A
City/Muni/Twp: CANTON CITY
Sales Price: $180,000
Type of Sale: Qualified Sale

Prior Transfer

Recording Date: 08/03/2020
Document #: 202008030032015 BK-PG -
Document Type:
Legal Description:
Sales Price: $56,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 04/30/2020
Document #:
Document Type:
Legal Description:
Sales Price: $133,400
Type of Sale: Qualified Sale

Prior Transfer

Recording Date: 04/30/2020
Document #: 202004300016691 BK-PG -
Contract Date: 04/28/2020
Document Type:
Legal Description:
Lot: 702 Sec/Twnship/Range: SE4 S28T11R08
City/Muni/Twp: CANTON
Sales Price: $133,400
Type of Sale: Sales Price Rounded from Tax

Prior Transfer

Recording Date: 11/20/2013
Document #: 201311200056734 BK-PG -
Contract Date: 11/04/2013
Document Type:
Legal Description:
Lot: 702 Sec/Twnship/Range: SE4 S28T11R08
Abbreviated Description: PART LOT 702
City/Muni/Twp: CANTON
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Prior Transfer

Recording Date: 09/25/2012
Document #: 201209250043532 BK-PG -
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/09/2008
Document #: 200812090052636 BK-PG -
Document Type:
Legal Description:
Sales Price: $96,371
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 11/19/2008
Document #: 200811190050336 BK-PG -
Contract Date: 11/18/2008
Document Type:
Legal Description:
Lot: 702 Sec/Twnship/Range: SE4 S28T11R08
City/Muni/Twp: CANTON
Sales Price: $108,500
Type of Sale: Sales Price Rounded from Tax

Prior Transfer

Recording Date: 08/05/2008
Document #: 200808050035242 BK-PG -
Document Type:
Legal Description:
Sales Price: $20,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 11/16/2004
Document #: 200411160081120 BK-PG -
TD Due Date:
Legal Description:
Lot: 702 Sec/Twnship/Range: PART SE4 S28T11R08
Abbreviated Description: PART OUTLOT702
City/Muni/Twp: CANTON
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:

Mortgage Record

Recording Date: 12/10/2002
Document #: 200212100100817 BK-PG -
TD Due Date: 01/01/2018
Loan Amount: N/A
Loan Type: VA
Type Finance:

ICE SiteX Report

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Legal Description:
Lot: 702 Sec/Twnship/Range: PART SE4 S28T11R08
Abbreviated Description: PART OUTLOT702
City/Muni/Twp: CANTON

Prior Transfer

Recording Date:	06/01/1999	Sales Price:	$96,000
Document #:	1999042160 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/28/1999		
Document Type:			

Legal Description:
Block: 18 Map Ref: MB 5A Sec/Twnship/Range: PART SE4 S28T11R08
Abbreviated Description: OL 702 .26A
City/Muni/Twp: CANTON CITY-CANTON CSD

Area Sales Analysis

Total Area Sales	$3,428,100	Median # of Bedrooms	3
Median Lot Size	9,435 SF	Median # of Baths	2
Median Living Area	1,472 SF	Median Year Built	1955
Price Range - 2 Yrs	$110,000 to $550,000	Age Range	57 years to 100 years
Median Value	$201,500	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**631 35TH ST NW** **CANTON, OH 44709-2948**	05/12/2026	$265,000	$132	2005	/3/2	1956	9,435 SF	
		APN: 03-01083 Document #: 202605120017686 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35505 MapRef: MB 29 PG 28 Abbreviated Description: Lot:35505 Map Ref:MB 29 PG 28City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
2	.26Mi.	**229 35TH ST NW** **CANTON, OH 44709-3029**	04/22/2026	$240,000	$87	2748	/4/2	1948	15,002 SF	
		APN: 02-24677 Document #: 202604220014912 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32852 Abbreviated Description: Lot:32852 Abbreviated Description:LOT 32853 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
3	.4Mi.	**740 41ST ST NW** **CANTON, OH 44709-2516**	03/19/2026	$209,000	$209	1000	/3/1	1955	9,348 SF	
		APN: 03-00688 Document #: 202603190010065 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36792 MapRef: MB 36 PG 98 Abbreviated Description: Lot:36792 Map Ref:MB 36 PG 98City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
4	.4Mi.	**206 33RD ST NW** **CANTON, OH 44709-3010**	03/16/2026	$162,000	$74	2177	/4/2	1926	8,002 SF	
		APN: 02-23946 Document #: 202603160009318 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32719 Subdivision: NORTH MARKET AVENUE HEIGHTS ADDITION NO 1 MapRef: MB 23 PG 30 Abbreviated Description: Lot:32719 Subdivision:NORTH MARKET AVENUE HEIGHTS ADDITION NO 1 Map Ref:MB 23 PG 30City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
5	.39Mi.	**3122 LOGAN AVE NW** **CANTON, OH 44709-3131**	02/10/2026	$110,000	$74	1472	/3/1	1936	7,200 SF	
		APN: 02-22199 Document #: 202602100004883 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32653 MapRef: MB 23 PG 30 Abbreviated Description: Lot:32653 Map Ref:MB 23 PG 30City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
6	.29Mi.	**3934 FRAZER AVE NW** **CANTON, OH 44709-1533**	01/20/2026	$289,900	$115	2502	/3/3	1957	29,072 SF	
		APN: 03-05180 Document #: 202601200002249 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35373 Abbreviated Description: Lot:35373 Abbreviated Description:LOT 35374 City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
7	.36Mi.	**723 40TH ST NW** **CANTON, OH 44709-2511**	12/23/2025	$172,000	$118	1448	/3/2	1955	9,348 SF	
		APN: 03-02779 Document #: 202512230047698 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36787 Subdivision: MARLEN VILLAGE 2 MapRef: VOL 30 PG 109 Abbreviated Description: Lot:36787 Subdivision:MARLEN VILLAGE 2 Map Ref:VOL 30 PG 109City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
8	.35Mi.	**4012 BEECHTREE CIR NW** **CANTON, OH 44709-1504**	10/24/2025	$550,000	$182	3012	/3/2	1959	40,798 SF	
		APN: 03-00281 Document #: 202510240039325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35450 Subdivision: MARKET HILLS NO 2 MapRef: VOL 35 PG 44 Abbreviated Description: Lot:35450 Subdivision:MARKET HILLS NO 2 Map Ref:VOL 35 PG 44City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
9	.13Mi.	**502 38TH ST NW** **CANTON, OH 44709-1527**	10/07/2025	$182,000	$136	1332	/3/1	1946	8,281 SF	
		APN: 03-02903 Document #: 202510070036727 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35348 MapRef: MB 13 PG 52 Abbreviated Description: Lot:35348 Map Ref:MB 13 PG 52City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
10	.44Mi.	**3153 LANDSCAPE CIR NW** **CANTON, OH 44709-2913**	09/24/2025	$295,000	$117	2511	/3/2	1940	15,098 SF	
		APN: 03-06111 Document #: 202509240034784 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42173 Subdivision: OAKWOOD HILLS ALLOTMENT MapRef: MB 17 PG 22-23 Abbreviated Description: Lot:42173 Subdivision:OAKWOOD HILLS ALLOTMENT Map Ref:MB 17 PG 22-23City/Muni/Twp:CANTON City/Muni/Twp: CANTON								
11	.28Mi.	**212 36TH ST NW** **CANTON, OH 44709-3034**	08/29/2025	$275,000	$115	2387	/4/2	1942	15,002 SF	
		APN: 02-18599 Document #: 202508290031304 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 32873 Subdivision: NORTH MARKET HEIGHTS NO 2 MapRef: MB 18 PG 66&67 Abbreviated Description: Lot:32873 Subdivision:NORTH MARKET HEIGHTS NO 2 Map Ref:MB 18 PG 66&67Abbreviated Description:LOT 32874 City/Muni/Twp:CANTON City/Muni/Twp: CANTON

12	.38Mi.	**722 41ST ST NW** **CANTON, OH 44709-2516**	08/18/2025	$160,000	$170	936	/3/1	1956	9,348 SF

APN: 03-01582 Document #: 202508180029181
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36794 MapRef: MB 36 PG 98 Abbreviated Description: Lot:36794 Map Ref:MB 36 PG 98City/Muni/Twp:CANTON City/Muni/Twp: CANTON

13	.37Mi.	**744 40TH ST NW** **CANTON, OH 44709-2568**	08/01/2025	$116,600	$129	900	/4/1	1955	15,747 SF

APN: 03-00721 Document #: 202508010027129
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36775 MapRef: MB 36 PG 98 Abbreviated Description: Lot:36775 Map Ref:MB 36 PG 98City/Muni/Twp:CANTON City/Muni/Twp: CANTON

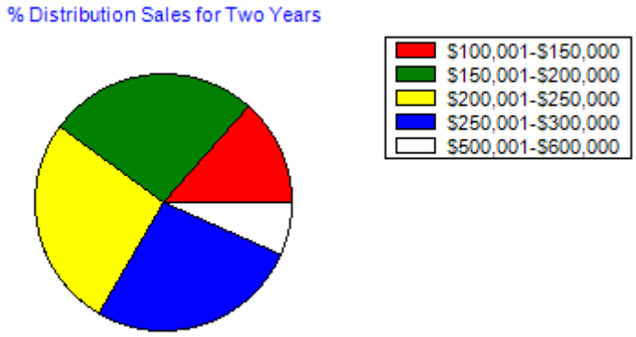
14	.19Mi.	**3721 WOODLAND AVE NW** **CANTON, OH 44709-2531**	07/24/2025	$201,500	$176	1144	/3/2	1969	8,002 SF

APN: 03-03561 Document #: 202507240025751
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 764 MapRef: MB 36 PG 98 Abbreviated Description: Lot:764 Map Ref:MB 36 PG 98City/Muni/Twp:CANTON City/Muni/Twp: CANTON

15	.39Mi.	**3184 LANDSCAPE CIR NW** **CANTON, OH 44709-2914**	06/09/2025	$200,100	$216	924	/3/1	1956	12,550 SF

APN: 03-00566 Document #: 202506090019727
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37038 Abbreviated Description: Lot:37038 City/Muni/Twp:CANTON City/Muni/Twp: CANTON

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.	**440 37TH ST NW**	**11/28/2022**	$139,800	$48,930	1,272	/3/1	1946	10,860 SF	
.01Mi.	**446 37TH ST NW**	**06/02/2015**	$221,800	$77,630	1,980	/3/2	1946	10,860 SF	
.02Mi.	**426 37TH ST NW**	**10/23/2019**	$205,200	$71,820	1,822	/3/1	1946	10,860 SF	
.02Mi.	**450 37TH ST NW**	**05/14/2013**	$137,800	$48,230	1,704	/3/2	1946	10,860 SF	
.03Mi.	**420 37TH ST NW**	**09/16/2016**	$146,700	$51,350	1,384	/3/1	1946	10,860 SF	
.03Mi.	**433 36TH ST NW**	**01/23/2004**	$237,500	$83,130	2,012	/2/1	1951	18,879 SF	
.04Mi.	**501 36TH ST NW**	**08/29/2019**	$212,900	$74,520	2,176	/4/2	1951	17,067 SF	
.04Mi.	**449 37TH ST NW**	**08/22/2022**	$196,300	$68,710	1,551	/3/2	1948	8,525 SF	
.04Mi.	**437 37TH ST NW**	**05/09/2014**	$97,900	$34,270	1,248	/3/1	1946	8,159 SF	
.05Mi.	**433 37TH ST NW**	**07/10/2020**	$141,400	$49,490	1,248	/3/1	1946	8,159 SF	
.05Mi.	**414 37TH ST NW**	**08/20/1999**	$154,100	$53,940	1,272	/3/1	1946	9,723 SF	
.05Mi.	**508 37TH ST NW**	**06/07/2013**	$101,400	$35,490	1,272	/3/1	1946	10,860 SF	
.05Mi.	**509 36TH ST NW**	**07/15/2022**	$275,000	$96,260	2,866	/3/2	1951	12,881 SF	
.05Mi.	**417 36TH ST NW**	**06/22/2022**	$285,400	$99,890	2,067	/3/1	1950	10,659 SF	
.06Mi.	**514 37TH ST NW**	**01/24/2025**	$149,600	$52,360	1,272	/3/2	1946	10,860 SF	
.06Mi.	**408 37TH ST NW**	**04/06/2018**	$176,000	$61,600	1,524	/3/2	1941	8,699 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	43.2 years old	Households:	8,438
Median Household Income:	$58,298	Households w/Family:	49%
Household Income Per Capita:	$33,931	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Canton City School District	Students:	7,478
Number of Schools:	17	Rating:	C

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.59Mi.	**Portage Collaborative Montessori School** Number of Students: 187 Student-Teacher Ratio: 26.71	A	Public	PK - 6
2.68Mi.	**Choices Alternative School** Number of Students: 238 Student-Teacher Ratio: 19.83	D+	Public	9 - 12
3.30Mi.	**Steamm Academy** Number of Students: 481 Student-Teacher Ratio: 11.73	C	Public	4 - 9
1.29Mi.	**Worley Elementary School** Number of Students: 325 Student-Teacher Ratio: 16.25	C+	Public	KG - 6
1.87Mi.	**McKinley High School** Number of Students: 2,047 Student-Teacher Ratio: 14.94	D+	Public	9 - 12
2.18Mi.	**Canton Arts Academy @ Summit** Number of Students: 268 Student-Teacher Ratio: 14.89	B-	Public	KG - 6
2.20Mi.	**Crenshaw Middle School** Number of Students: 744 Student-Teacher Ratio: 23.25	B+	Public	7 - 8

Flood Report

The Subject Property of **440 37TH ST NW, CANTON, OH 44709-1554** 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	122%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	120%	HIGHER
OVERALL	126%	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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