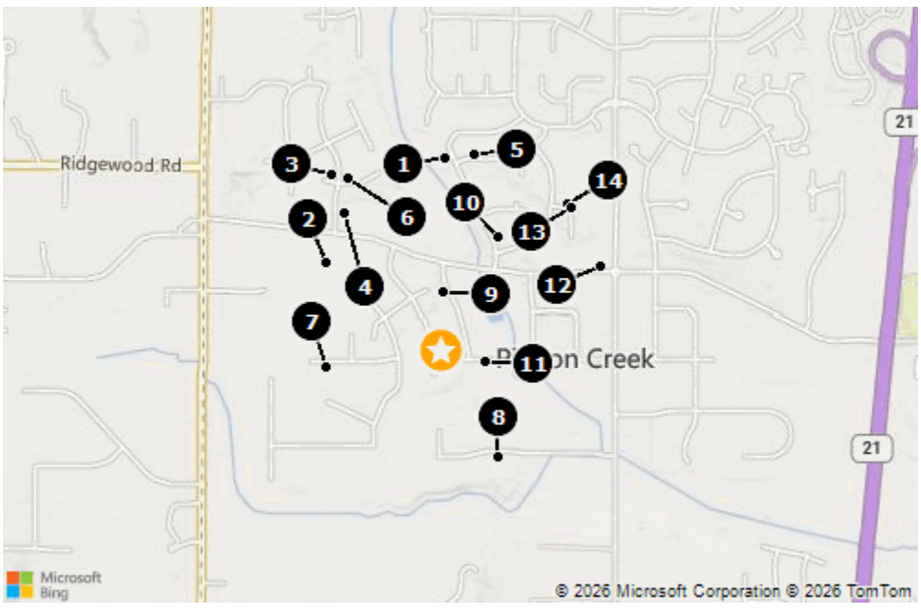
ICE SiteX Report

OrderID: 97767952

SiteX Property Information Report



Subject Property Location

4557 CONESTOGA TRL, COPLEY, OH 44321-1460

County:	**SUMMIT OH**	Census Tract:	391535335.021014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-03002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$410,000**	FSD:	21	Common Confidence Score:	31
Value Range:	$323,900 - $496,100	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	15
Assd Land Value:	$19,960	Market Land Value:	$57,030	Tax Year:	2024
Assd Improvement:	$95,949	Market Improvment Value:	$274,140	Total Taxable Value:	$6,423
Total Assessed Value:	$115,909	Total Assessor Market Value:	$331,170	Delinquent Year:	
				Tax Account ID:	CP0024004006000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 60

Abbreviated Description:	RIDGEWOOD ACRES #1 LOT 60 ALL WALLWOOD DR
City/Muni/Twp:	COPLEY TWP

Property Characteristics

Lot Size:	31,799 SF	Bedrooms:	3	Pool:	
Building Area:	2256 SF	Baths:	3	Fireplace:	2
Year Built:	1970	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	3+B	Number of Cars:		A/C:	
Style:	Contemp	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/08/2025	Sales Price:	$274,928
Document #:	56964965 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/31/2023	Loan Amount:	N/A
Document #:	56826927 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT
City/Muni/Twp: COPLEY

Prior Transfer

Recording Date:	02/02/2022	Sales Price:	$303,000
Document #:	56714968 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$280,000
Document #:	56698895 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 97767952

Contract Date: 12/01/2021
Document Type:
Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT Map Ref: MB 55 PG 60-70
City/Muni/Twp: COPLEY

Prior Transfer

Recording Date: 12/01/2021
Document #: 21873 BK-PG -
Document Type:
Sales Price: $280,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 60
Abbreviated Description: RIDGEWOOD ACRES #1 LOT 60 ALL WALLWOOD DR
City/Muni/Twp: COPLEY TWP

Prior Transfer

Recording Date: 09/03/2014
Document #: 56071487 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 08/25/2014
Document #: 56069270 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 07/22/2014
Document #: 56061385 BK-PG -
Contract Date: 03/25/2014
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT Map Ref: MB55 PG60-70
City/Muni/Twp: COPLEY

Prior Transfer

Recording Date: 06/12/2012
Document #: 55866868 BK-PG -
Contract Date: 06/11/2012
Document Type:
Sales Price: N/A
Type of Sale: Non-Arms Length Transfer
Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT Map Ref: MB55 PG60-70
City/Muni/Twp: COPLEY

Prior Transfer

Recording Date: 10/27/2009
Document #: 55660524 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 12/19/2005
Document #: 55270543 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT
City/Muni/Twp: COPLEY

Mortgage Record

Recording Date: 07/02/2003
Document #: 54901109 BK-PG -
TD Due Date: 07/01/2018
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:
Legal Description:
Lot: 60 Subdivision: RIDGEWOOD ACRES ALLOTMENT
City/Muni/Twp: COPLEY

Mortgage Record

Recording Date: 09/03/2002
Document #: 54746934 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Subdivision: RIDGEWOOD ACRES ALLOTMENT
Abbreviated Description: RIDGEWOOD ACRES #1 LOT 60 ALL WALLWOOD DR
City/Muni/Twp: COPLEY TWP

Mortgage Record

Recording Date: 11/29/1999
Document #: 54366916 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Block: 4 Subdivision: RIDGEWOOD ACRES ALLOTMENT
Abbreviated Description: RIDGEWOOD ACRES #1 LOT 60 ALL WALLWOOD; DR
City/Muni/Twp: COPLEY

ICE SiteX Report

OrderID: 97767952

Area Sales Analysis

Total Area Sales	$6,746,850	Median # of Bedrooms	3.5
Median Lot Size	21,928 SF	Median # of Baths	2
Median Living Area	2,825 SF	Median Year Built	1999
Price Range - 2 Yrs	$110,000 to $800,000	Age Range	20 years to 87 years
Median Value	$508,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**482 BRENTWOOD BLVD** **COPLEY, OH 44321-1483**	05/07/2026	$575,000	$179	3202	8/3/2	1998	11,848 SF	
		APN: 15-06623 Document #: 57020391 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Subdivision: WEDGEWOOD ALLOTMENT PHASE 4 MapRef: DOC 5416120 Abbreviated Description: Lot:123 Subdivision:WEDGEWOOD ALLOTMENT PHASE 4 Map Ref:DOC 5416120City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
2	.38Mi.	**4732 RIDGEWOOD RD** **COPLEY, OH 44321-1440**	04/28/2026	$800,000	$234	3410	7/3/3	2002	176,419 SF	
		APN: 15-06460 Document #: 57018335 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MILLER FARM ESTATES MapRef: PL 54060136 Abbreviated Description: Lot:1 Subdivision:MILLER FARM ESTATES Map Ref:PL 54060136City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
3	.51Mi.	**5198 FAIRINGTON AVE** **COPLEY, OH 44321-1196**	04/07/2026	$620,000	$167	3711	10/5/5	2006	23,257 SF	
		APN: 15-07706 Document #: 57013900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WEST RIDGE ESTATES SUBDIVISION PHASE 4 Land Lot: 122 MapRef: DOC 55144869 Abbreviated Description: Subdivision:WEST RIDGE ESTATES SUBDIVISION PHASE 4 Land Lot:122 Map Ref:DOC 55144869City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
4	.41Mi.	**5251 FAIRINGTON AVE** **COPLEY, OH 44321-3255**	03/16/2026	$489,850	$179	2730	8/4/2	2006	12,750 SF	
		APN: 15-07729 Document #: 57009674 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WEST RIDGE ESTATES PHASE 4 Land Lot: 145 MapRef: DOC 55144869 Abbreviated Description: Subdivision:WEST RIDGE ESTATES PHASE 4 Land Lot:145 Map Ref:DOC 55144869City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
5	.49Mi.	**4467 BRIARWOOD DR** **COPLEY, OH 44321-3011**	01/14/2026	$492,000	$186	2636	8/4/2	2002	12,079 SF	
		APN: 15-06997 Document #: 56998202 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 156 Subdivision: WEDGEWOOD ALLOTMENT Phase No: V MapRef: DOC 54455533 Abbreviated Description: Lot:156 Subdivision:WEDGEWOOD ALLOTMENT Phase No:V Map Ref:DOC 54455533City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
6	.48Mi.	**5205 FAIRINGTON AVE** **COPLEY, OH 44321-3255**	12/02/2025	$490,000	$183	2675	9/3/3	2006	15,651 SF	
		APN: 15-07713 Document #: 56989910 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WEST RIDGE ESTATES SUBDIVISION PHASE 4 Land Lot: 129 MapRef: DOC 55144869 Abbreviated Description: Subdivision:WEST RIDGE ESTATES SUBDIVISION PHASE 4 Land Lot:129 Map Ref:DOC 55144869City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
7	.28Mi.	**4584 STAGE COACH TRL** **COPLEY, OH 44321-1425**	11/24/2025	$186,000	$113	1638	6/3/2	1972	22,002 SF	
		APN: 15-03991 Document #: 56988652 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Subdivision: RIDGEWOOD ACRES NO 3 MapRef: MB 71 PG 30 Abbreviated Description: Lot:103 Subdivision:RIDGEWOOD ACRES NO 3 Map Ref:MB 71 PG 30City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
8	.33Mi.	**4336 SPRUCE RUN** **COPLEY, OH 44321-1573**	09/15/2025	$539,000	$210	2565	7/3/2	2004	140,394 SF	
		APN: 15-07294 Document #: 56972392 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SPRUCE RUN ALLOTMENT MapRef: DOC 54658426 Abbreviated Description: Lot:9 Subdivision:SPRUCE RUN ALLOTMENT Map Ref:DOC 54658426City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
9	.14Mi.	**820 OLD SPRING RD** **COPLEY, OH 44321-1417**	08/07/2025	$480,000	$155	3095	8/3/3	1968	27,460 SF	
		APN: 15-01583 Document #: 56964659 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: RIDGEWOOD ACRES NO 2 MapRef: MB 64 PG 45&46 Abbreviated Description: Lot:43 Subdivision:RIDGEWOOD ACRES NO 2 Map Ref:MB 64 PG 45&46City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
10	.31Mi.	**763 BRENTWOOD BLVD** **COPLEY, OH 44321-1479**	07/24/2025	$585,000	$197	2968	9/4/2	1997	11,199 SF	
		APN: 15-06383 Document #: 56961711 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: KINGSBURY CROSSING SUBDIVISION MapRef: FILE 54003681 Abbreviated Description: Lot:18 Subdivision:KINGSBURY CROSSING SUBDIVISION Map Ref:FILE 54003681City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
11	.11Mi.	**4512 CONESTOGA TRL** **COPLEY, OH 44321-1404**	06/25/2025	$330,000	$173	1898	6/4/2	1965	23,627 SF	
		APN: 15-00482 Document #: 56956055 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: RIDGEWOOD ACRES NO 2 ALLOTMENT MapRef: MB 64 PG 45&46 Abbreviated Description: Lot:30 Subdivision:RIDGEWOOD ACRES NO 2 ALLOTMENT Map Ref:MB 64 PG 45&46City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
12	.42Mi.	**4357 RIDGEWOOD RD** **COPLEY, OH 44321-1453**	05/27/2025	$110,000	$161	680	3/1/1	1939	41,382 SF	
		APN: 15-03670 Document #: 56950273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 11 Abbreviated Description: Land Lot:11 City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY								
13	.49Mi.	**731 BERWICK CT** **COPLEY, OH 44321-1494**	03/17/2025	$525,000	$179	2920	9/4/2	1998	21,854 SF	

ICE SiteX Report

OrderID: 97767952

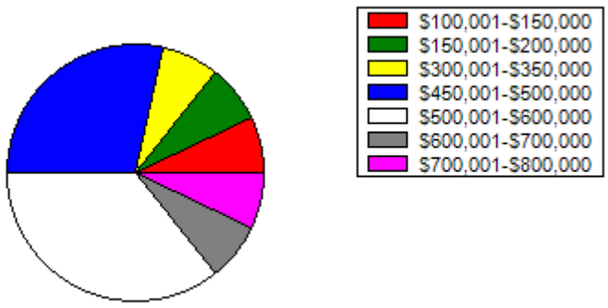
APN: 15-06585 Document #: 56936346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: KINGSBURY CROSSING SUBDIVISION Phase No: II MapRef: FILE 54159946 Abbreviated Description: Lot:45
Subdivision:KINGSBURY CROSSING SUBDIVISION Phase No:II Map Ref:FILE 54159946City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY

14	.48Mi.	**723 BERWICK CT** **COPLEY, OH 44321-1494**	03/14/2025	$525,000	$176	2978	8/4/3	2000	14,449 SF

APN: 15-06586 Document #: 56936019
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: KINGSBURY CROSSING SUBDIVISION PHASE 2 MapRef: DOC 54159946 Abbreviated Description: Lot:46
Subdivision:KINGSBURY CROSSING SUBDIVISION PHASE 2 Map Ref:DOC 54159946City/Muni/Twp:COPLEY City/Muni/Twp: COPLEY

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.

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.	**4557 CONESTOGA TRL**	**12/01/2021**	$331,170	$115,909	2,256	6/3/3	1970	31,799 SF	
.03Mi.	**901 WALLWOOD DR**	**10/15/2012**	$224,790	$78,676	1,362	6/2/1	1961	21,318 SF	
.04Mi.	**892 OLD SPRING RD**	**02/10/2020**	$235,440	$82,404	1,458	6/3/2	1965	26,681 SF	
.04Mi.	**4547 CONESTOGA TRL**	**10/06/2020**	$346,660	$121,331	2,292	9/5/3	1965	30,871 SF	
.04Mi.	**920 WALLWOOD DR**	**10/27/2023**	$223,490	$78,221	1,000	6/3/2	1962	25,801 SF	
.05Mi.	**900 WALLWOOD DR**	**05/29/2015**	$307,870	$107,754	2,360	8/3/3	1966	25,801 SF	
.05Mi.	**891 WALLWOOD DR**	**06/22/1988**	$221,110	$77,388	1,678	8/4/2	1963	21,318 SF	
.05Mi.	**939 WALLWOOD DR**	**06/20/2007**	$244,540	$85,589	1,768	6/3/3	1962	26,998 SF	
.05Mi.	**880 OLD SPRING RD**	**08/19/2024**	$375,180	$131,313	2,764	8/3/2	1974	22,538 SF	
.05Mi.	**4556 CONESTOGA TRL**	**09/26/2024**	$344,170	$120,459	2,058	6/3/3	1976	23,627 SF	
.06Mi.	**952 WALLWOOD DR**		$285,750	$100,012	1,992	8/4/1	1967	25,801 SF	
.06Mi.	**892 WALLWOOD DR**	**04/28/2021**	$321,360	$112,476	2,678	6/4/3	1965	25,801 SF	
.06Mi.	**4546 CONESTOGA TRL**	**05/18/2022**	$264,090	$92,431	2,011	5/3/3	1967	23,627 SF	
.06Mi.	**868 OLD SPRING RD**	**12/02/2020**	$389,420	$136,296	2,977	9/4/2	1977	22,229 SF	
.07Mi.	**881 WALLWOOD DR**	**07/01/1988**	$273,080	$95,578	1,976	8/4/2	1964	21,318 SF	
.07Mi.	**944 WALLWOOD DR**	**10/22/2021**	$248,650	$87,027	1,929	7/3/2	1962	22,002 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	43.8 years old	Households:	5,615
Median Household Income:	$131,222	Households w/Family:	71%
Household Income Per Capita:	$57,451	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Copley-Fairlawn City Schools	Students:	2,726
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Copley High School** Number of Students: 895 Student-Teacher Ratio: 14.11 Advanced Placement: Yes	B+	Public	9 - 12
2.41Mi.	**Arrowhead Primary School** Number of Students: 372 Student-Teacher Ratio: 17.21	A	Public	KG - 4

ICE SiteX Report

OrderID: 97767952

1.98Mi.	**Copley-Fairlawn Middle School**	B+	Public	5 - 8

Number of Students: 850
Student-Teacher Ratio: 14.91

Flood Report

The Subject Property of **4557 CONESTOGA TRL, COPLEY, OH 44321-1460** 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	51%	NOTABLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	48%	SIGNIFICANTLY LOWER
MURDER	64%	NOTABLY LOWER
OVERALL	51%	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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