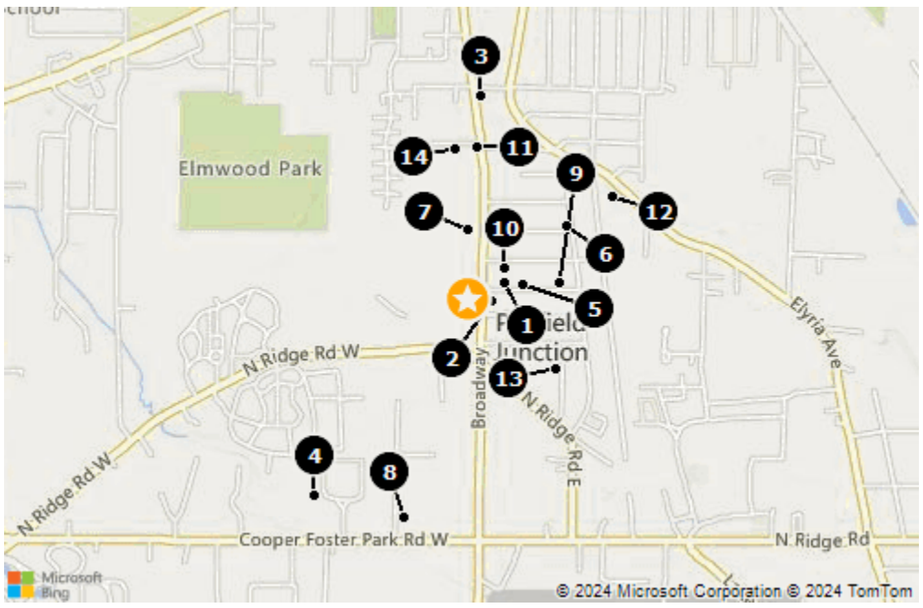
ICE SiteX Report

OrderID: 93369880

SiteX Property Information Report



Subject Property Location

4630 BROADWAY, LORAIN, OH 44052-5540

County:	**LORAIN OH**	Census Tract:	390930241.001004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-00-108-101-062	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	29
Value Range:	$95,850 - $174,150	Confidence Score:	71

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	61
Assd Land Value:	$6,706	Market Land Value:	$19,160	Tax Year:	2023
Assd Improvement:	$17,483	Market Improvment Value:	$49,950	Total Taxable Value:	$1,318
Total Assessed Value:	$24,189	Total Assessor Market Value:	$69,110	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 101 Map Ref: 6103108A 00700
Abbreviated Description: 61-03-108A -007-00
City/Muni/Twp: SHEFFIELD TOWNSHIP

Property Characteristics

Lot Size:	19,166 SF	Bedrooms:	2	Pool:	
Building Area:	1008 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	$88,860
Document #:	2024-0012750 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/25/2020	Sales Price:	$90,500
Document #:	2020-0780466 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/24/2020		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 108
City/Muni/Twp: SHEFFIELD

Prior Transfer

Recording Date:	09/25/2020	Sales Price:	$90,500
Document #:	2020005719 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Block: 101 Map Ref: 6103108A 00700
Abbreviated Description: 61-03-108A -007-00
City/Muni/Twp: SHEFFIELD TOWNSHIP

ICE SiteX Report

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Prior Transfer

Recording Date:	11/07/2002	Sales Price:	$70,000
Document #:	868304 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/04/2002		
Document Type:	Survivorship Deed		

Legal Description:
Block: 101
Abbreviated Description: 61-03-108A -007-00
City/Muni/Twp: SHEFFIELD TOWNSHIP

Area Sales Analysis

Total Area Sales	$1,919,500	Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	1,085 SF	Median Year Built	1942
Price Range - 2 Yrs	$10,000 to $299,000	Age Range	64 years to 124 years
Median Value	$139,000	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**195 E 46TH ST** **LORAIN, OH 44052-5511**	12/04/2024	$115,000	$121	946	5/3/1	1938	8,712 SF	
		APN: 03-00-108-106-023 Document #: 2024-0035445 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 132 Subdivision: THE BROADWAY GARDENS ALLOTMENT MapRef: VOL 9 PG 22 Abbreviated Description: Lot:132 Subdivision:THE BROADWAY GARDENS ALLOTMENT Map Ref:VOL 9 PG 22City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
2	.06Mi.	**4615 BROADWAY** **LORAIN, OH 44052-5539**	11/25/2024	$181,000	$93	1938	8/5/1	1937	7,405 SF	
		APN: 03-00-108-107-003 Document #: 2024-0034507 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 136 Subdivision: BROADWAY GARDENS ALLOTMENT Land Lot: 103&108 MapRef: VOL 9 PG 22 Abbreviated Description: Lot:136 Subdivision:BROADWAY GARDENS ALLOTMENT Land Lot:103&108 Map Ref:VOL 9 PG 22Abbreviated Description:TOWNSHIP LOT 113 City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
3	.5Mi.	**3965 BROADWAY** **LORAIN, OH 44052-5433**	11/22/2024	$128,000	$108	1182	7/4/1	1900	8,276 SF	
		APN: 03-00-103-118-053 Document #: 2024-0034397 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Block: 7 Subdivision: LAMPMAN AND FOONTES ALLOTMENT Legal Unit: 1 Land Lot: 103 MapRef: VOL 7 PG 12 Abbreviated Description: Block:7 Subdivision:LAMPMAN AND FOONTES ALLOTMENT Land Lot:103 Map Ref:VOL 7 PG 12Abbreviated Description:PART OF TOWNSHIP LOT 103 City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
4	.6Mi.	**5826 BASSWOOD DR** **LORAIN, OH 44053-3704**	10/07/2024	$170,000	$101	1668	6/3/2	1956	26,572 SF	
		APN: 02-01-003-267-005 Document #: 2024-0028787 Document Type: Fiduciary Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MEADOW BROOK SUBDIVISION Tract No: 1 Land Lot: 3 MapRef: VOL 16 PG 5 Abbreviated Description: Lot:14 Subdivision:MEADOW BROOK SUBDIVISION Tract No:1 Land Lot:3 Map Ref:VOL 16 PG 5City/Muni/Twp:LORAIN City/Muni/Twp: LORAIN								
5	.14Mi.	**281 E 46TH ST** **LORAIN, OH 44052-5513**	10/04/2024	$171,500	$161	1060	7/3/1	1958	8,712 SF	
		APN: 03-00-108-106-027 Document #: 2024-0028751 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 128 Subdivision: BROADWAY GARDENS ALLOTMENT MapRef: VOL 9 PG 22 Abbreviated Description: Lot:128 Subdivision:BROADWAY GARDENS ALLOTMENT Map Ref:VOL 9 PG 22City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
6	.29Mi.	**499 E 44TH ST** **LORAIN, OH 44052-5429**	10/02/2024	$80,000	$78	1023	5/3/1	1960	9,148 SF	
		APN: 03-00-108-104-031 Document #: 2024-0028336 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: THE BROADWAY GARDENS ALLOTMENT MapRef: VOL 9 PG 22 Abbreviated Description: Lot:47 Subdivision:THE BROADWAY GARDENS ALLOTMENT Map Ref:VOL 9 PG 22City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
7	.17Mi.	**4390 BROADWAY** **LORAIN, OH 44052-5442**	09/05/2024	$95,000	$87	1081	6/3/1	1941	18,295 SF	
		APN: 03-00-108-101-072 Document #: 2024-0025401 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Land Lot: 108 Abbreviated Description: Land Lot:108 City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
8	.55Mi.	**5889 CHERRYWOOD DR** **LORAIN, OH 44053-3709**	08/16/2024	$299,000	$168	1776	6/3/2	1958	15,246 SF	Yes
		APN: 02-01-003-270-020 Document #: 2024-0023285 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Subdivision: CHERRYLANE SUBDIVISION Tract No: 1 Land Lot: 3 MapRef: VOL 19 PG 31A Abbreviated Description: Lot:17&18 Subdivision:CHERRYLANE SUBDIVISION Tract No:1 Land Lot:3 Map Ref:VOL 19 PG 31ACity/Muni/Twp:LORAIN City/Muni/Twp: LORAIN								
9	.23Mi.	**565 E 46TH ST** **LORAIN, OH 44052-5519**	07/30/2024	$155,000	$110	1404	6/4/2	1950	11,326 SF	
		APN: 03-00-108-106-042 Document #: 2024-0021324 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 120 Subdivision: BROADWAY GARDENS ALLOTMENT Land Lot: 103 MapRef: VOL 9 PG 22 Abbreviated Description: Lot:120 Subdivision:BROADWAY GARDENS ALLOTMENT Land Lot:103 Map Ref:VOL 9 PG 22Abbreviated Description:PART OF TOWNSHIP LOT 103,108,113 City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
10	.12Mi.	**200 E 45TH ST** **LORAIN, OH 44052-5504**	05/16/2024	$150,000	$125	1200	6/3/1	1955	8,712 SF	
		APN: 03-00-108-106-007 Document #: 2024-0013325 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 102 Subdivision: THE BROADWAYS GARDENS ALLOTMENT MapRef: VOL 9 PG 22 Abbreviated Description: Lot:102 Subdivision:THE BROADWAYS GARDENS ALLOTMENT Map Ref:VOL 9 PG 22City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD								
11	.37Mi.	**4100 BROADWAY** **LORAIN, OH 44052-5438**	04/25/2024	$90,000	$128	700	4/2/2	1940	6,534 SF	

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APN: 03-00-103-119-005 Document #: 2024-0011081
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Land Lot: 103 Abbreviated Description: Land Lot:103 City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD

12	.43Mi.	**4218 ELYRIA AVE** **LORAIN, OH 44055-2468**	03/22/2024	$10,000	$9	1088	5/3/1	1928	64,469 SF

APN: 03-00-108-112-063 Document #: 2024-0007613
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Land Lot: 108 MapRef: VOL 1462 PG 712 Abbreviated Description: Land Lot:108 Map Ref:VOL 1462 PG 712City/Muni/Twp:SHEFFIELD City/Muni/Twp: SHEFFIELD

13	.27Mi.	**4890 OROSZY AVE** **LORAIN, OH 44052-5549**	03/21/2024	$95,000	$102	931	6/2/1	1943	9,148 SF

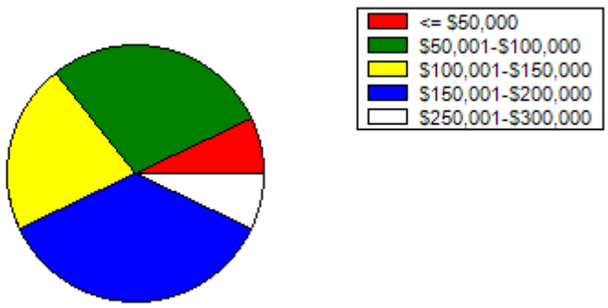
APN: 03-00-113-103-025 Document #: 2024-0007517
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 191 Subdivision: BROADWAY GARDENS ALLOTMENT MapRef: VOL 9 PG 22 Abbreviated Description: Lot:191 Subdivision:BROADWAY GARDENS ALLOTMENT Map Ref:VOL 9 PG 22City/Muni/Twp:LORAIN City/Muni/Twp: LORAIN

14	.34Mi.	**185 JEFFERSON ST** **LORAIN, OH 44052-5443**	02/29/2024	$180,000	$180	995	6/3/1	1900	27,007 SF

APN: 02-01-003-262-050 Document #: 2024-0005477
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2&4 Subdivision: PETER REUTERS SUBDIVISION Tract No: 1 Land Lot: 3 MapRef: VOL 7 PG 38 Abbreviated Description: Lot:2&4 Subdivision:PETER REUTERS SUBDIVISION Tract No:1 Land Lot:3 Map Ref:VOL 7 PG 38City/Muni/Twp:BLACK RIVER City/Muni/Twp: BLACK RIVER

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.	**4630 BROADWAY**	**09/25/2020**	$69,110	$24,189	1,008	4/2/1	1940	19,166 SF	
.01Mi.	**4650 BROADWAY**	**12/10/2013**	$64,200	$22,470	1,144	6/3/1	1900	19,166 SF	
.02Mi.	**4680 BROADWAY**	**07/09/2015**	$66,230	$23,181	1,094	5/3/1	1900	22,651 SF	
.03Mi.	**4590 BROADWAY**	**01/13/2017**	$49,720	$17,402	987	5/1/1	1900	19,602 SF	
.06Mi.	**4615 BROADWAY**		$110,850	$38,798	1,938	8/5/1	1937	7,405 SF	
.06Mi.	**4611 BROADWAY**	**12/20/2019**	$127,000	$44,450	2,251	7/3/1	1968	7,405 SF	
.06Mi.	**4605 BROADWAY**	**11/30/2020**	$83,110	$29,089	580	4/2/1	1952	7,405 SF	
.06Mi.	**4570 BROADWAY**	**07/26/2019**	$63,830	$22,341	1,248	6/3/1	1958	17,860 SF	
.08Mi.	**4530 BROADWAY**		$150,890	$52,812	2,390	6/3/2	1900	16,553 SF	
.08Mi.	**4555 BROADWAY**		$75,730	$26,506	1,137	5/3/1	1947	7,841 SF	
.09Mi.	**4545 BROADWAY**	**06/15/2010**	$131,280	$45,949	1,224	7/3/1	1997	7,841 SF	
.09Mi.	**4510 BROADWAY**	**02/06/2018**	$69,410	$24,294	1,536	5/2/1	1900	20,473 SF	
.1Mi.	**4515 BROADWAY**		$63,310	$22,159	960	4/2/1	1951	7,841 SF	
.1Mi.	**4498 BROADWAY**	**04/02/2012**	$29,210	$10,224	744	6/2/1	1900	14,810 SF	
.1Mi.	**4705 BROADWAY**	**03/18/2016**	$57,300	$20,055	1,374	8/4/1	1900	15,246 SF	
.1Mi.	**4780 BROADWAY**		$59,930	$20,976	1,242	6/3/1	1900	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.4 years old	Households:	12,265
Median Household Income:	$41,895	Households w/Family:	55%
Household Income Per Capita:	$22,755	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Clearview Local School District	Students:	1,498
Number of Schools:	3	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.09Mi.	**Clearview High School** Number of Students: 463 Student-Teacher Ratio: 14.7	C-	Public	9 - 12
2.45Mi.	**Vincent Elementary School** Number of Students: 528 Student-Teacher Ratio: 16.76	C-	Public	KG - 4
0.21Mi.	**Durling Middle School** Number of Students: 507 Student-Teacher Ratio: 18.11	B-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	150%	NOTABLY HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	140%	NOTABLY HIGHER
OVERALL	149%	NOTABLY 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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