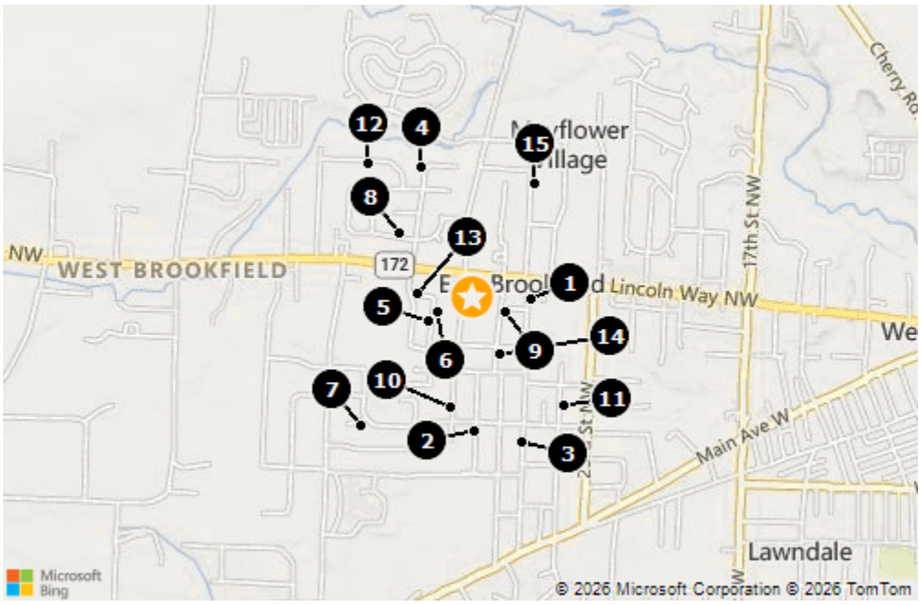
ICE SiteX Report

OrderID: 98722994

SiteX Property Information Report



Subject Property Location

472 27TH ST NW, MASSILLON, OH 44647-5135

County:	**STARK OH**	Census Tract:	391517140.002004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-09539	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$111,090 - $210,910	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	00050
Assd Land Value:	$12,530	Market Land Value:	$35,800	Tax Year:	2025
Assd Improvement:	$22,960	Market Improvment Value:	$65,600	Total Taxable Value:	$1,166
Total Assessed Value:	$35,490	Total Assessor Market Value:	$101,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Block: 13 Map Ref: MB 39

Abbreviated Description:	4380 WH
City/Muni/Twp:	MASSILLON CITY

Property Characteristics

Lot Size:	11,099 SF	Bedrooms:	3	Pool:	
Building Area:	1376 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:		Garage Type:		Heating:	Gas
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/06/2020	Sales Price:	$4,535
Document #:	202003060009615 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2019	Sales Price:	$3,500
Document #:	201912180049994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/04/2017	Sales Price:	$49,094
Document #:	201701040000447 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/08/2015	Loan Amount:	N/A
Document #:	201505080017275 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 4380WH
City/Muni/Twp: MASSILLON

Mortgage Record

Recording Date:	12/05/2014	Loan Amount:	N/A
Document #:	201412050046404 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: MASSILLON

Prior Transfer

Recording Date:	11/14/2014	Sales Price:	$50,000
Document #:	201411140043684 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/13/2014		
Document Type:			

Legal Description:
Lot: 4380
City/Muni/Twp: MASSILLON

Prior Transfer

Recording Date:	11/14/2014	Sales Price:	$50,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Block: 13 Map Ref: MB 39
Abbreviated Description: 4380 WH
City/Muni/Twp: MASSILLON CITY

Prior Transfer

Recording Date:	02/04/2013	Sales Price:	$35,000
Document #:	201302040006110 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2013	Sales Price:	$4,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2013	Sales Price:	$4,500
Document #:	201301160002649 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/15/2012		
Document Type:			

Legal Description:
Lot: 4380
City/Muni/Twp: MASSILLON

Mortgage Record

Recording Date:	11/19/2004	Loan Amount:	N/A
Document #:	200411190082128 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/10/2034	Type Finance:	VAR

Legal Description:
Lot: 4380
City/Muni/Twp: MASSILLON

Area Sales Analysis

Total Area Sales	$3,069,000	Median # of Bedrooms	3
Median Lot Size	10,271 SF	Median # of Baths	1
Median Living Area	1,144 SF	Median Year Built	1969
Price Range - 2 Yrs	$42,000 to $389,000	Age Range	26 years to 96 years
Median Value	$204,000	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**384 25TH ST NW** **MASSILLON, OH 44647-5104**	09/17/2026	$215,000	$218	986	/2/2	1998	9,422 SF	
		APN: 06-01187 Document #: 202609170037825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8736 Subdivision: DW WALTERS ADDITION MapRef: MB 19 PG 16-17 Abbreviated Description: Lot:8736 Subdivision:DW WALTERS ADDITION Map Ref:MB 19 PG 16-17City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
2	.33Mi.	**189 PAGE ST NW** **MASSILLON, OH 44647-6072**	09/17/2026	$156,400	$145	1072	/2/1	1956	8,442 SF	
		APN: 06-13358 Document #: 202609170037883 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13329 Abbreviated Description: Lot:13329 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
3	.37Mi.	**143 25TH ST NW** **MASSILLON, OH 44647-6024**	07/20/2026	$138,700	$180	768	/2/1	1952	8,307 SF	
		APN: 06-13194 Document #: 202607200027668 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13133 MapRef: VOL 39 PG 10 Abbreviated Description: Lot:13133 Map Ref:VOL 39 PG 10City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON								
4	.34Mi.	**735 28TH ST NW**	07/15/2026	$315,000	$163	1932	/3/2	1999	14,384 SF	

ICE SiteX Report

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MASSILLON, OH 44647-5186
APN: 06-17749 Document #: 202607150027205
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15523 MapRef: MB VO PG 57 Abbreviated Description: Lot:15523 Map Ref:MB VO PG 57City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

5	.13Mi.	**445 FORD ST NW**	07/01/2026	$204,000	$186	1092	/2/2	1973	9,361 SF

MASSILLON, OH 44647-5170
APN: 06-16356 Document #: 202607010025043
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12176 Abbreviated Description: Lot:12176 Abbreviated Description:LOT 12177 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

6	.09Mi.	**462 FORD ST NW**	05/21/2026	$231,500	$183	1264	/3/1	1969	10,920 SF

MASSILLON, OH 44647-5177
APN: 06-17107 Document #: 202605210019162
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12158 MapRef: MB 34 PG 68 Abbreviated Description: Lot:12158 Map Ref:MB 34 PG 68City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

7	.42Mi.	**2861 LAUREN CIR NW**	05/05/2026	$389,000	$236	1642	/3/3	2000	15,747 SF

MASSILLON, OH 44647-5987
APN: 06-18068 Document #: 202605050016770
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15946 MapRef: MB 66 PG 124 Abbreviated Description: Lot:15946 Map Ref:MB 66 PG 124City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

8	.24Mi.	**2822 ABRAHAM AVE NW**	03/17/2026	$205,000	$173	1184	/2/1	1985	10,271 SF

MASSILLON, OH 44647-5183
APN: 06-15809 Document #: 202603170009492
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14312 Subdivision: LINCOLN HILLS DEVELOPMENT NUMBER 1 MapRef: VOL 52 PG 112 Abbreviated Description: Lot:14312 Subdivision:LINCOLN HILLS DEVELOPMENT NUMBER 1 Map Ref:VOL 52 PG 112City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

9	.1Mi.	**420 26TH ST NW**	02/26/2026	$199,900	$166	1204	/3/1	1999	8,638 SF

MASSILLON, OH 44647-5125
APN: 06-08410 Document #: 202602260007093
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8686 MapRef: MB 19 PG 16 Abbreviated Description: Lot:8686 Map Ref:MB 19 PG 16City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

10	.27Mi.	**317 27TH ST NW**	11/13/2025	$42,000	$65	640	/2/1	1930	11,151 SF

MASSILLON, OH 44647-6040
APN: 06-13405 Document #: 202511130041915
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13387 Subdivision: WESTVIEW HEIGHTS MapRef: MB 39 PG 10 Abbreviated Description: Lot:13387 Subdivision:WESTVIEW HEIGHTS Map Ref:MB 39 PG 10City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

11	.36Mi.	**172 24TH ST NW**	11/10/2025	$180,000	$170	1056	/3/1	1961	9,962 SF

MASSILLON, OH 44647-6016
APN: 06-13992 Document #: 202511100041519
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11422 Abbreviated Description: Lot:11422 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

12	.4Mi.	**2855 POPLAR ST NW**	10/24/2025	$211,500	$201	1048	/3/2	1955	13,277 SF

MASSILLON, OH 44647-5173
APN: 06-04478 Document #: 202510240039243
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11233 MapRef: MB 31 PG 35 Abbreviated Description: Lot:11233 Map Ref:MB 31 PG 35City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

13	.14Mi.	**2760 FULMER ST NW**	10/02/2025	$190,000	$166	1144	/3/2	1960	12,767 SF

MASSILLON, OH 44647-5179
APN: 10-013991 Document #: 202510020036098
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17646 MapRef: DOC 202102080007204 Abbreviated Description: Lot:17646 Map Ref:DOC 202102080007204City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

14	.16Mi.	**350 26TH ST NW**	09/23/2025	$169,000	$134	1252	/3/1	1948	7,976 SF

MASSILLON, OH 44647-6035
APN: 06-01886 Document #: 202509230034739
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8717 MapRef: MB 19 PG 16 Abbreviated Description: Lot:8717 Map Ref:MB 19 PG 16City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

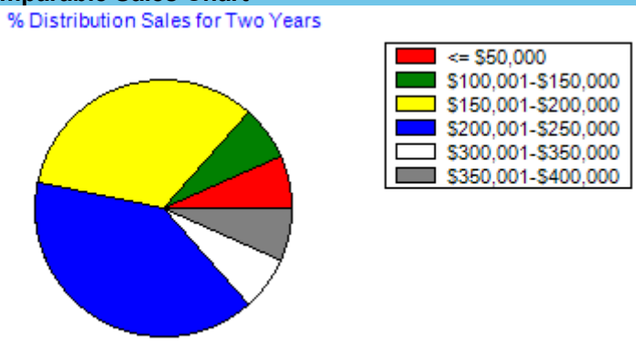
15	.33Mi.	**578 25TH ST NW**	09/17/2025	$222,000	$162	1368	/3/2	1972	14,880 SF

MASSILLON, OH 44647-5188
APN: 06-09202 Document #: 202509170033820
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12918 Abbreviated Description: Lot:12918 City/Muni/Twp:MASSILLON City/Muni/Twp: MASSILLON

ICE SiteX Report

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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.	**472 27TH ST NW**	**11/14/2014**	$101,400	$35,490	1,376	/3/1	1900	11,099 SF	
.01Mi.	**466 27TH ST NW**	**01/17/2017**	$168,600	$59,010	1,112	/3/1	1889	11,099 SF	
.02Mi.	**458 27TH ST NW**	**07/15/2021**	$129,000	$45,150	1,340	/3/1	1906	11,099 SF	
.03Mi.	**2639 LINCOLN WAY NW**	**05/28/2021**	$100,500	$35,180	1,416	/3/1	1927	6,364 SF	
.03Mi.	**2643 LINCOLN WAY NW**	**08/08/2000**	$138,400	$48,450	1,104	/2/1	1876	10,319 SF	
.03Mi.	**452 27TH ST NW**	**02/28/2000**	$177,300	$62,060	1,569	/3/1	1916	11,099 SF	
.04Mi.	**2635 LINCOLN WAY NW**	**07/06/2015**	$209,500	$73,330	1,706	/3/2	1899	10,838 SF	
.05Mi.	**448 27TH ST NW**	**01/24/2003**	$113,300	$39,660	1,442	/3/1	1908	11,099 SF	
.05Mi.	**475 27TH ST NW**	**08/30/2021**	$135,900	$47,570	1,411	/3/1	1929	10,045 SF	
.05Mi.	**467 27TH ST NW**	**04/10/2014**	$114,600	$40,120	1,302	/3/1	1903	10,097 SF	
.05Mi.	**2707 LINCOLN WAY NW**	**01/31/2018**	$176,000	$61,600	1,910	/3/1	1900	17,049 SF	
.05Mi.	**461 27TH ST NW**	**11/22/2023**	$127,200	$44,530	1,304	/3/1	1903	10,097 SF	
.06Mi.	**429 26TH ST NW**	**08/07/2014**	$113,700	$39,800	1,124	/2/2	1953	9,962 SF	
.06Mi.	**449 26TH ST NW**	**10/02/2024**	$108,300	$37,910	1,170	/2/1	1922	9,962 SF	
.06Mi.	**451 27TH ST NW**	**07/08/2013**	$184,200	$64,480	1,230	/3/1	1906	20,194 SF	
.06Mi.	**417 26TH ST NW**	**06/09/1999**	$132,900	$46,520	1,040	/3/1	1964	8,298 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	43.4 years old	Households:	8,118
Median Household Income:	$65,911	Households w/Family:	61%
Household Income Per Capita:	$31,443	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Massillon City School District	Students:	4,077
Number of Schools:	7	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Gorrell Elementary School** Number of Students: 338 Student-Teacher Ratio: 15.36	B+	Public	KG - 3
0.58Mi.	**Massillon Junior High School** Number of Students: 607 Student-Teacher Ratio: 16.6	D+	Public	7 - 8
0.59Mi.	**Massillon Intermediate School** Number of Students: 900 Student-Teacher Ratio: 18.84	D+	Public	4 - 6
2.81Mi.	**Washington High School** Number of Students: 1,211 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12

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Flood Report

The Subject Property of **472 27TH ST NW, MASSILLON, OH 44647-5135** 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	111%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	99%	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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