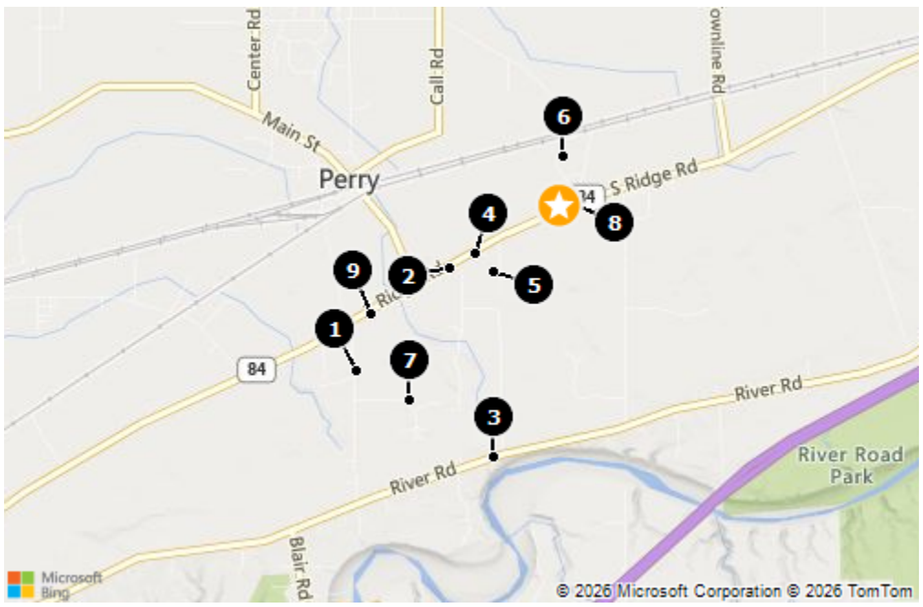
ICE SiteX Report

OrderID: 98230738

SiteX Property Information Report



Subject Property Location

4795 S RIDGE RD, PERRY, OH 44081-9685

County:	**LAKE OH**	Census Tract:	390852053.001001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-A-072-0-00-034-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	13	Common Confidence Score:	57
Value Range:	$251,430 - $326,570	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	03
Assd Land Value:	$17,070	Market Land Value:	$48,770	Tax Year:	2025
Assd Improvement:	$72,970	Market Improvment Value:	$208,490	Total Taxable Value:	$7,770
Total Assessed Value:	$90,040	Total Assessor Market Value:	$257,260	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 52

Abbreviated Description:	LOT 52
City/Muni/Twp:	PERRY TOWNSHIP

Property Characteristics

Lot Size:	27,007 SF	Bedrooms:	3	Pool:	
Building Area:	1792 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	4	A/C:	Yes
Style:	Colonial	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$215,912
Document #:	2024R021907 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/05/2023	Loan Amount:	N/A
Document #:	2023R017515 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	04/27/2021	Sales Price:	$218,469
Document #:	2021R014139 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/11/2021	Loan Amount:	N/A
Document #:	2021R004874 BK-PG -	Loan Type:	FHA

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TD Due Date: 02/01/2051
Type Finance:
Legal Description:
Lot: 52
Abbreviated Description: PART OF ORIGINAL LOT 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 06/25/2019
Document #: 2019R014438 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 06/03/2019
Document #: 444508 BK-PG -
Document Type:
Sales Price: $222,500
Type of Sale: Qualified Sale
Legal Description:
Lot: 52
Abbreviated Description: LOT 52
City/Muni/Twp: PERRY TOWNSHIP

Prior Transfer

Recording Date: 06/03/2019
Document #: 2019R012363 BK-PG -
Contract Date: 05/30/2019
Document Type:
Sales Price: $222,500
Type of Sale: Sales Price Rounded from Tax
Legal Description:
Lot: 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 06/01/2016
Document #:
Document Type:
Sales Price: $178,500
Type of Sale: Per Assessor Transaction History
Legal Description:

Mortgage Record

Recording Date: 06/01/2016
Document #: 2016R013958 BK-PG -
TD Due Date: 06/01/2046
Loan Amount: N/A
Loan Type: FHA
Type Finance:
Legal Description:
Lot: 52
Abbreviated Description: PART LOT 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 03/26/2015
Document #: 2015R007170 BK-PG -
Contract Date: 03/23/2015
Document Type:
Sales Price: $116,200
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 10/30/2014
Document #: 2014R027124 BK-PG -
Contract Date: 02/10/2014
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 02/26/2014
Document #: 2014R004967 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 12/27/2013
Document #: 2013R037653 BK-PG -
Contract Date: 12/12/2013
Document Type:
Sales Price: $302,831
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date: 11/13/2009
Document #: 2009R029583 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 01/23/2008
Document #: 2008R002006 BK-PG -
Document Type:
Sales Price: $165,000
Type of Sale: Full-Computed from Transfer Tax

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Legal Description:

Prior Transfer

Recording Date:	11/08/2007	Sales Price:	$28,500
Document #:	2007R038410 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/25/2007	Sales Price:	N/A
Document #:	2007R036918 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/19/2007		
Document Type:			

Legal Description:
Lot: 52
Abbreviated Description: PART ORIGINAL LOT52
City/Muni/Twp: PERRY

Mortgage Record

Recording Date:	01/25/2006	Loan Amount:	N/A
Document #:	2006R003050 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 52
Abbreviated Description: PART ORIGINAL LOT52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	N/A
Document #:	2006R002667 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2005	Loan Amount:	N/A
Document #:	2005R004661 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 52
Abbreviated Description: PART ORIGINAL LOT52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	06/17/2004	Sales Price:	N/A
Document #:	2004R028118 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/09/2004		
Document Type:			

Legal Description:
Lot: 52
Abbreviated Description: PART ORIGINAL LOT52
City/Muni/Twp: PERRY

Prior Transfer

Recording Date:	08/06/1997	Sales Price:	N/A
Document #:	970027668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/1997		
Document Type:			

Legal Description:
Lot: S 3
Abbreviated Description: PT L 52 93-221 100 FF
City/Muni/Twp: PERRY

Area Sales Analysis

Total Area Sales	$2,180,400	Median # of Bedrooms	3
Median Lot Size	64,033 SF	Median # of Baths	1
Median Living Area	1,686 SF	Median Year Built	1980
Price Range - 2 Yrs	$15,000 to $482,500	Age Range	29 years to 193 years
Median Value	$260,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**4715 WEBB RD** **PERRY, OH 44081-8622**	04/21/2026	$63,000	$87	720	5/1/1	1980	74,923 SF	
		APN: 03-A-051-0-00-006-0 Document #: 2026R008158 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: HIDDEN VILLAGE SUBDIVISION NO 6 MapRef: VOL 74 PG 6 Abbreviated Description: Subdivision:HIDDEN VILLAGE SUBDIVISION NO 6 Map Ref:VOL 74 PG 6City/Muni/Twp:PERRY City/Muni/Twp: PERRY								
2	.62Mi.	**4454 S RIDGE RD** **PERRY, OH 44081-9605**	04/21/2026	$259,900	$176	1470	5/3/1	1833	27,007 SF	
		APN: 03-A-062-0-00-031-0 Document #: 2026R008175 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Abbreviated Description: Abbreviated Description:LOT: PART OF LOT 43 City/Muni/Twp:PERRY City/Muni/Twp: PERRY								
3	1.23Mi.	**4571 RIVER RD** **PERRY, OH 44081-8613**	02/09/2026	$310,000	$183	1686	6/3/1	1962	68,825 SF	
		APN: 03-A-061-0-00-022-0 Document #: 2026R002530 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: PERRY ACRES COLONY SUBDIVISION MapRef: VOL C PG 15 Abbreviated Description: Subdivision:PERRY ACRES COLONY SUBDIVISION Map Ref:VOL C PG 15Abbreviated Description:LOT: PART OF LOT 12 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

4	.49Mi.	**4532 S RIDGE RD** **PERRY, OH 44081-9609**	01/28/2026	$260,000	$147	1765	7/3/1	1915	51,401 SF

APN: 03-A-070-A-02-005-0 Document #: 2026R001697
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: PERRY ACRES COLONY SUBDIVISION Land Lot: 1 MapRef: VOL C PG 15-17 Abbreviated Description: Subdivision:PERRY ACRES COLONY SUBDIVISION Land Lot:1 Map Ref:VOL C PG 15-17Abbreviated Description:LAND LOT: SUBLOT 2, LAND LOT: PART OF SUBLOTS 1&2 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

5	.45Mi.	**4442 BALDWIN RD** **PERRY, OH 44081-9608**	12/17/2025	$15,000	$12	1200	4/2/1	1991	64,033 SF

APN: 03-A-070-A-02-010-0 Document #: 2025R028259
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: PERRY ACRES COLONY SUBDIVISION Land Lot: 3 MapRef: VOL C PG 15 Abbreviated Description: Subdivision:PERRY ACRES COLONY SUBDIVISION Land Lot:3 Map Ref:VOL C PG 15Abbreviated Description:LAND LOT : PART OF SUBLOT 3 & 4 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

6	.24Mi.	**4125 SCOTCH PINE CT** **PERRY, OH 44081-9312**	10/22/2025	$320,000	$186	1714	9/3/2	1997	37,026 SF

APN: 03-A-072-B-00-027-0 Document #: 2025R023464
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: SOUTH PERRY PINES PHASE NO 2 Land Lot: 37 MapRef: VOL 28 PG 20 Abbreviated Description: Subdivision:SOUTH PERRY PINES PHASE NO 2 Land Lot:37 Map Ref:VOL 28 PG 20City/Muni/Twp:PERRY City/Muni/Twp: PERRY

7	1.16Mi.	**4545 WELLINGTON DR** **PERRY, OH 44081-9651**	07/21/2025	$482,500	$148	3239	8/3/2	1993	87,120 SF

APN: 03-A-051-0-00-028-0 Document #: 2025R015118
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: WELLINGTON RIDGE ESTATES SUBDIVISION Land Lot: 34 MapRef: VOL 13 PG 25 Abbreviated Description: Lot:5 Subdivision:WELLINGTON RIDGE ESTATES SUBDIVISION Land Lot:34 Map Ref:VOL 13 PG 25Abbreviated Description:PART OF TOWNSHIP LOT 34 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

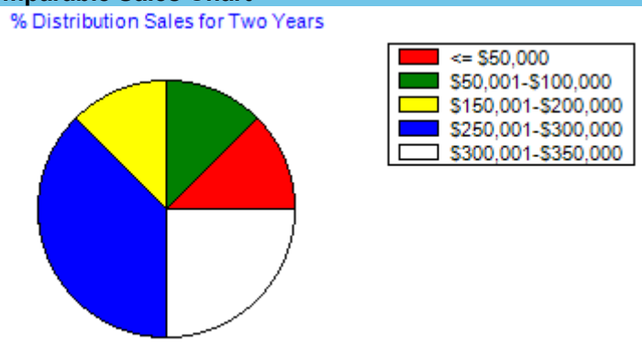
8	.06Mi.	**4825 S RIDGE RD** **PERRY, OH 44081-9649**	06/24/2025	$290,000	$140	2070	7/3/2	1994	27,007 SF

APN: 03-A-072-0-00-029-0 Document #: 2025R013013
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Abbreviated Description: Lot:52 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

9	1.07Mi.	**4246 S RIDGE RD** **PERRY, OH 44081-9682**	05/30/2025	$180,000	$108	1664	8/2/1	1948	67,083 SF

APN: 03-A-052-0-00-005-0 Document #: 2025R011097
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Abbreviated Description: Abbreviated Description:PART OF LOT 44 City/Muni/Twp:PERRY City/Muni/Twp: PERRY

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.

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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.	**4795 S RIDGE RD**	**06/03/2019**	$257,260	$90,040	1,792	7/3/2	1994	27,007 SF	
.02Mi.	**4805 S RIDGE RD**	**06/09/2016**	$254,660	$89,130	1,800	6/3/2	1993	27,007 SF	
.02Mi.	**4785 S RIDGE RD**	**10/30/2015**	$371,720	$130,100	3,328	8/4/3	1994	27,007 SF	
.04Mi.	**4775 S RIDGE RD**	**08/19/2008**	$286,120	$100,140	1,972	8/4/2	1994	27,212 SF	
.04Mi.	**4815 S RIDGE RD**	**07/15/2024**	$277,000	$96,950	1,624	5/3/3	1994	27,007 SF	
.05Mi.	**4770 S PINE LN**	**09/30/1998**	$307,290	$107,550	1,805	6/3/2	1999	32,670 SF	
.05Mi.	**4780 S PINE LN**	**02/24/2021**	$435,410	$152,400	3,308	6/3/2	2000	31,799 SF	
.06Mi.	**4825 S RIDGE RD**	**06/24/2025**	$268,370	$93,930	2,070	7/3/2	1994	27,007 SF	
.06Mi.	**4760 S PINE LN**	**10/03/2025**	$367,030	$128,460	2,495	7/4/2	1998	30,928 SF	
.06Mi.	**4665 S RIDGE RD**	**01/23/1997**	$237,560	$83,150	2,315	8/4/2	1830	1 SF	
.07Mi.	**4790 S PINE LN**	**06/15/2001**	$291,410	$102,000	2,020	9/3/2	1998	28,750 SF	
.07Mi.	**4750 S PINE LN**	**07/22/2002**	$313,640	$109,770	1,686	6/3/2	1999	35,719 SF	
.07Mi.	**4780 S RIDGE RD**	**03/17/2022**	$203,540	$71,240	1,113	6/2/1	1944	4 SF	
.08Mi.	**4835 S RIDGE RD**	**12/28/1993**	$355,860	$124,550	2,944	6/2/2	1994	27,007 SF	
.09Mi.	**4800 S PINE LN**	**07/09/2025**	$301,470	$105,510	1,980	6/3/2	1998	27,878 SF	
.1Mi.	**4777 S PINE LN**	**02/25/2000**	$320,800	$112,280	2,119	7/4/2	2000	33,106 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	42.8 years old	Households:	2,785
Median Household Income:	$98,355	Households w/Family:	74%
Household Income Per Capita:	$40,061	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Perry Local School District	Students:	1,490
Number of Schools:	3	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.68Mi.	**Perry High School** Number of Students: 509 Student-Teacher Ratio: 17.5 Advanced Placement: Yes	A	Public	9 - 12
1.34Mi.	**Perry Elementary School** Number of Students: 538 Student-Teacher Ratio: 17.08	B-	Public	PK - 4
1.51Mi.	**Perry Middle School** Number of Students: 443 Student-Teacher Ratio: 17.76	A	Public	5 - 8

Flood Report

The Subject Property of **4795 S RIDGE RD, PERRY, OH 44081-9685** 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	55%	NOTABLY LOWER
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	52%	NOTABLY LOWER
OVERALL	57%	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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ICE SiteX Report

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