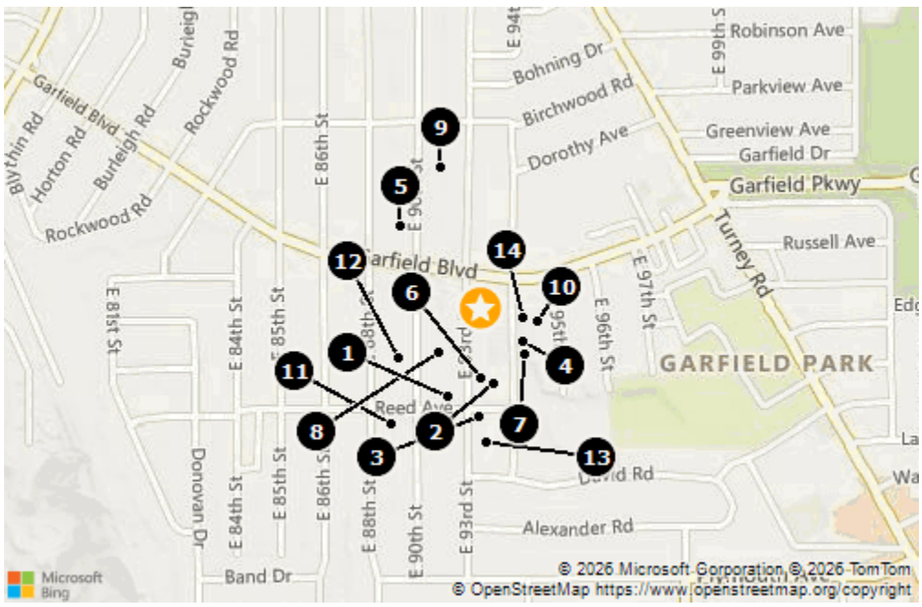
ICE SiteX Report

OrderID: 98513606

SiteX Property Information Report



Subject Property Location

4819 E 93RD ST, GARFIELD HEIGHTS, OH 44125-2102

County:	**CUYAHOGA OH**	Census Tract:	390351544.001000
Property Use:	Single Family Residential	Zoning:	U-2
Parcel Number:	541-16-048	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$155,550 - $210,450	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	GARFIELD HEIGHTS
Assd Land Value:	$7,700	Market Land Value:	$22,000	Tax Year:	2025
Assd Improvement:	$52,150	Market Improvment Value:	$149,000	Total Taxable Value:	$4,744
Total Assessed Value:	$59,850	Total Assessor Market Value:	$171,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: GARFPKY Map Ref: MB541 PG16

Abbreviated Description:	481 GARFPKY 0415 ALL
City/Muni/Twp:	GARFIELD HEIGHTS

Property Characteristics

Lot Size:	4,800 SF	Bedrooms:	4	Pool:	
Building Area:	1836 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Colonial	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/04/2024	Loan Amount:	N/A
Document #:	202409040161 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COMPANY S GARFIELD PARKWAY OF PA
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	07/20/2024	Sales Price:	$117,889
Document #:	202407200025 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/13/2023	Loan Amount:	N/A
Document #:	202306130070 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTM
City/Muni/Twp: GARFIELD HEIGHTS

ICE SiteX Report

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Prior Transfer

Recording Date:	01/05/2022	Sales Price:	$119,790
Document #:	202201050210 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/05/2021	Loan Amount:	N/A
Document #:	202110050536 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 415 Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot: 480&481
City/Muni/Twp: GARFIELD HEIGHTS

Mortgage Record

Recording Date:	10/23/2020	Loan Amount:	N/A
Document #:	202010230082 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTM Land Lot: 480
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	11/28/2018	Sales Price:	$128,250
Document #:	201811280180 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$122,000
Document #:	201810310423 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2018		
Document Type:			

Legal Description:
Lot: 415 Subdivision: SELTZER-ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Map Ref: VOL79 PG25
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$122,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: GARFPKY Map Ref: MB541 PG16
Abbreviated Description: 481 GARFPKY 0415 ALL
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	04/18/2003	Sales Price:	$135,000
Document #:	200304180940 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/17/2003		
Document Type:			

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COS GARFIELD PARKWAY ALLOTMENT Map Ref: MAP79 PG25
Abbreviated Description: PART ORIGINAL 100 AC LOTS480&481
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	03/21/2003	Sales Price:	$10,000
Document #:	200303211084 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2003		
Document Type:			

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PKY ALLOTMENT Map Ref: MAP79 PG25
Abbreviated Description: PART ORIGINAL 100 AC LOTS480&481
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	02/25/2003	Sales Price:	$10,000
Document #:	200302250474 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2003		
Document Type:			

Legal Description:
Lot: 418 Subdivision: THE SELTZER ROUND COS GARFIELD PARKWAY ALLOTMENT Map Ref: MAP79 PG25
Abbreviated Description: PART ORIGINAL 100 AC LOTS480&481 LOCATION:E 93R STGARFIELD HTS OH 44125
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	11/19/2001	Sales Price:	$10,000
Document #:	200111191263 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/19/2001		
Document Type:			

Legal Description:
Lot: 415 Subdivision: THE SELTZER ROUND COS GARFIELD PARKWAY ALLOTMENT
Abbreviated Description: TAX DIST: GARFIELD HTS 481 GARFPKY
City/Muni/Twp: GARFIELD HEIGHTS

Prior Transfer

Recording Date:	12/29/1998	Sales Price:	$10,000

ICE SiteX Report

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Document #:	199812291661 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/24/1998		
Document Type:			

Legal Description:
Lot: 415 Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT
Abbreviated Description: PART ORIGINAL 100 AC LOTS480&481
City/Muni/Twp: GARFIELD HEIGHTS

Area Sales Analysis

Total Area Sales	$1,890,300	Median # of Bedrooms	3
Median Lot Size	5,020 SF	Median # of Baths	1
Median Living Area	1,191 SF	Median Year Built	1953
Price Range - 2 Yrs	$91,000 to $178,500	Age Range	61 years to 101 years
Median Value	$136,500	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**4874 E 93RD ST** **GARFIELD HEIGHTS, OH 44125-2103**	09/22/2026	$120,000	$105	1134	4/2/1	1954	5,800 SF	
		APN: 541-16-064 Document #: 202609220225 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot: 459 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot:459 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
2	.09Mi.	**4864 E 94TH ST** **GARFIELD HEIGHTS, OH 44125-2108**	08/13/2026	$155,000	$127	1218	5/3/1	1965	5,040 SF	
		APN: 541-16-029 Document #: 202608130450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot: 397 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot:397 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
3	.13Mi.	**4903 E 93RD ST** **GARFIELD HEIGHTS, OH 44125-2104**	08/10/2026	$165,000	$137	1200	6/3/1	1929	6,000 SF	
		APN: 541-21-048 Document #: 202608100278 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SELTZER ROUND COS GARFIELD PARKWAY ALLOTMENT Land Lot: 431 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:SELTZER ROUND COS GARFIELD PARKWAY ALLOTMENT Land Lot:431 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
4	.07Mi.	**4839 E 94TH ST** **GARFIELD HEIGHTS, OH 44125-2107**	06/08/2026	$165,000	$145	1131	6/3/1	1953	4,480 SF	
		APN: 541-17-149 Document #: 202606080679 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot: 370 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot:370 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
5	.14Mi.	**4762 E 90TH ST** **GARFIELD HEIGHTS, OH 44125-1340**	06/02/2026	$95,000	$76	1245	5/2/1	1950	5,080 SF	
		APN: 541-13-114 Document #: 202606020647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOT Land Lot: 208 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOT Land Lot:208 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
6	.08Mi.	**4863 E 93RD ST** **GARFIELD HEIGHTS, OH 44125-2102**	05/12/2026	$136,000	$112	1212	6/4/1	1953	4,800 SF	
		APN: 541-16-037 Document #: 202605120339 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: GARFIELD PARKWAY ALLOTMENT Land Lot: 426 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:GARFIELD PARKWAY ALLOTMENT Land Lot:426 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
7	.08Mi.	**4847 E 94TH ST** **GARFIELD HEIGHTS, OH 44125-2107**	04/23/2026	$167,000	$142	1173	4/2/1	1955	4,800 SF	
		APN: 541-17-147 Document #: 202604230634 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: GARFIELD PARKWAY ALLOTMENT Land Lot: 372 MapRef: MB 79 PG 25 Abbreviated Description: Subdivision:GARFIELD PARKWAY ALLOTMENT Land Lot:372 Map Ref:MB 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
8	.08Mi.	**4845 E 90TH ST** **GARFIELD HEIGHTS, OH 44125-2127**	03/05/2026	$105,000	$88	1182	5/3/1	1955	5,200 SF	
		APN: 541-16-074 Document #: 202603050334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 489 Subdivision: SETTZER ROUND CO GARFIELD HEIGHTS PARKWAY SUBDIVIS MapRef: VOL 79 PG 25 Abbreviated Description: Lot:489 Subdivision:SETTZER ROUND CO GARFIELD HEIGHTS PARKWAY SUBDIVIS Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
9	.18Mi.	**4729 E 90TH ST** **GARFIELD HEIGHTS, OH 44125-1339**	03/04/2026	$145,000	$104	1387	6/4/1	1927	5,520 SF	
		APN: 541-13-099 Document #: 202603040155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY SUBDIVISIO Land Lot: 229 MapRef: VOL 79 PG 25 Abbreviated Description: Subdivision:SELTZER ROUND COMPANYS GARFIELD PARKWAY SUBDIVISIO Land Lot:229 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								
10	.08Mi.	**4874 E 95TH ST** **GARFIELD HEIGHTS, OH 44125-2112**	02/17/2026	$91,000	$67	1352	6/3/1	1925	5,000 SF	
		APN: 541-17-110 Document #: 202602170462 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: PARKDALE REALTY COMPANYS SUBDIVISION Land Lot: 6 MapRef: VOL 57 PG 32 Abbreviated Description: Subdivision:PARKDALE REALTY COMPANYS SUBDIVISION Land Lot:6 Map Ref:VOL 57 PG 32City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS								

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11	.18Mi.	**4907 E 88TH ST** **GARFIELD HEIGHTS, OH 44125-2013**	02/13/2026	$120,000	$159	754	4/2/1	1951	4,800 SF

APN: 541-21-002 Document #: 202602130424
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTM Land Lot: 582 MapRef: VOL 79 PG 25 Abbreviated
Description: Subdivision:THE SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTM Land Lot:582 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD TOWNSHIP City/Muni/Twp: GARFIELD TOWNSHIP

12	.11Mi.	**4850 E 90TH ST** **GARFIELD HEIGHTS, OH 44125-2128**	02/09/2026	$178,500	$139	1284	6/3/1	1927	5,200 SF

APN: 541-16-093 Document #: 202602090407
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot: 547 MapRef: VOL 79 PG 25 Abbreviated
Description: Subdivision:SELTZER ROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Land Lot:547 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS

13	.16Mi.	**4921 E 93RD ST** **GARFIELD HEIGHTS, OH 44125-2104**	02/03/2026	$137,000	$128	1064	5/3/1	1957	4,800 SF

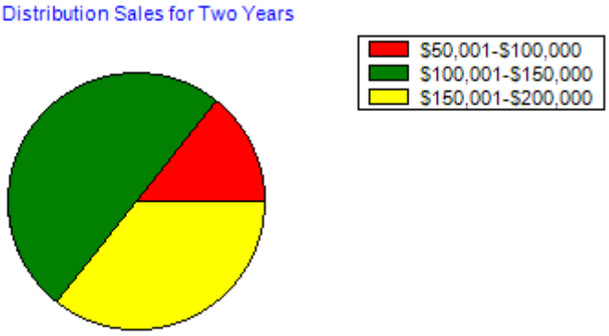
APN: 541-21-052 Document #: 202602030200
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE SELTZER ROUND COMPANYS GARFIELD PARKWAY Land Lot: 435 MapRef: VOL 79 PG 25 Abbreviated
Description: Subdivision:THE SELTZER ROUND COMPANYS GARFIELD PARKWAY Land Lot:435 Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS

14	.05Mi.	**4825 E 94TH ST** **GARFIELD HEIGHTS, OH 44125-2107**	01/21/2026	$110,800	$97	1131	5/3/1	1953	3,840 SF

APN: 541-17-153 Document #: 202601210201
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SELTZERROUND COMPANYS GARFIELD PARKWAY ALLOTMENT MapRef: VOL 79 PG 25 Abbreviated
Description: Subdivision:SELTZERROUND COMPANYS GARFIELD PARKWAY ALLOTMENT Map Ref:VOL 79 PG 25City/Muni/Twp:GARFIELD HEIGHTS City/Muni/Twp: GARFIELD HEIGHTS

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.	**4819 E 93RD ST**	**10/31/2018**	$171,000	$59,850	1,836	7/4/2	2002	4,800 SF	
.02Mi.	**4831 E 93RD ST**	**08/16/2002**	$122,400	$42,840	1,104	6/3/2	1956	4,800 SF	
.02Mi.	**4820 E 94TH ST**	**10/07/1993**	$96,000	$33,600	810	5/3/1	1952	5,418 SF	
.02Mi.	**4824 E 94TH ST**	**07/21/2011**	$112,000	$39,200	1,066	5/3/1	1959	4,788 SF	
.03Mi.	**4828 E 94TH ST**	**10/04/2021**	$110,000	$38,500	1,066	5/3/1	1959	4,788 SF	
.03Mi.	**4835 E 93RD ST**	**12/19/2022**	$125,000	$43,750	1,350	5/3/1	1953	4,800 SF	
.03Mi.	**4832 E 94TH ST**	**12/30/2024**	$112,000	$39,210	1,066	5/3/1	1959	5,040 SF	
.04Mi.	**4822 E 93RD ST**	**12/18/2012**	$109,600	$38,370	1,212	5/3/1	1954	5,800 SF	
.04Mi.	**4826 E 93RD ST**	**11/07/2011**	$112,500	$39,380	1,287	5/3/1	1955	5,800 SF	
.04Mi.	**4839 E 93RD ST**	**11/17/2000**	$116,300	$40,710	1,064	6/3/1	1960	4,800 SF	
.04Mi.	**4834 E 94TH ST**	**07/03/2025**	$113,100	$39,590	1,066	5/3/1	1959	5,040 SF	
.04Mi.	**4830 E 93RD ST**	**09/08/2023**	$98,000	$34,310	1,236	5/3/1	1954	5,800 SF	
.04Mi.	**4838 E 94TH ST**	**08/28/2024**	$111,600	$39,070	1,066	5/3/1	1959	5,040 SF	
.05Mi.	**4843 E 93RD ST**	**09/30/2021**	$91,000	$31,850	812	5/2/1	1954	4,800 SF	
.05Mi.	**4834 E 93RD ST**	**04/07/2014**	$110,000	$38,510	1,212	5/3/1	1954	5,800 SF	
.05Mi.	**4842 E 94TH ST**	**12/18/2024**	$95,000	$33,260	1,066	5/3/1	1959	5,040 SF	

Rent vs. Own

Households Occupied by Renters: 33% Households Occupied by Owners: 60%

ICE SiteX Report

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Demographics & Income

Median Age:	39.8 years old	Households:	11,209
Median Household Income:	$60,048	Households w/Family:	57%
Household Income Per Capita:	$29,501	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Garfield Heights City School District	Students:	2,581
Number of Schools:	5	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.91Mi.	**Maple Leaf Elementary School** Number of Students: 326 Student-Teacher Ratio: 15.52	D	Public	4 - 5
1.89Mi.	**Garfield Heights Middle School** Number of Students: 541 Student-Teacher Ratio: 10.4	D-	Public	6 - 8
0.33Mi.	**Garfield Heights High School** Number of Students: 942 Student-Teacher Ratio: 15.7 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **4819 E 93RD ST, GARFIELD HEIGHTS, OH 44125-2102** 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	102%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	88%	LOWER
OVERALL	84%	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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Data deemed reliable, but not guaranteed.
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