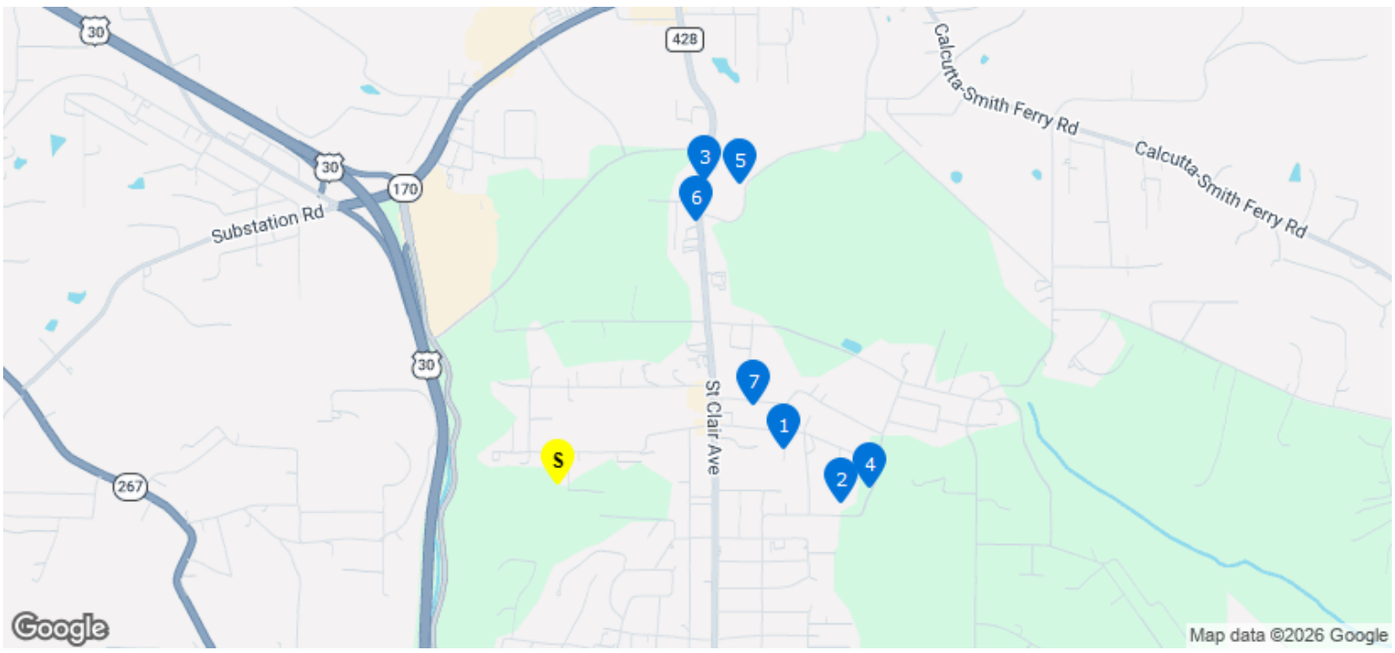
ICE SiteX Report

OrderID: 98798732

SiteX Property Information Report



Subject Property Location

48647 BELMONT AVE, EAST LIVERPOOL, OH 43920-9304

County:	**COLUMBIANA OH**	Census Tract:	9520.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	61-01770-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$137,200 - $254,800	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$12,110	Market Land Value:	$34,600	Tax Year:	2025
Assd Improvement:	$44,070	Market Improvment Value:	$125,900	Total Taxable Value:	$2,118
Total Assessed Value:	$56,180	Total Assessor Market Value:	$160,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 61

Abbreviated Description:	90 BLOOMFIELD 100
City/Muni/Twp:	ST. CLAIR TWP

Property Characteristics

Lot Size:	1.139 AC	Bedrooms:	5	Pool:	
Building Area:	938 SF	Baths:	2	Fireplace:	Yes
Year Built:	1943	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Combination
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	Wood Shake/Shingles
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/12/2024	Loan Amount:	N/A
Document #:	2024-00001418 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/18/2024		
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:
Subdivision: BLOOMFIELD FIRST ADDITION Map Ref: MB 6 PG 79
City/Muni/Twp: ST CLAIR

Prior Transfer

Recording Date:	02/12/2024	Sales Price:	$157,500
Document #:	2024-00001417 BK-PG 2669-451	Type of Sale:	Arms-Length Transfer
Contract Date:	01/18/2024		
Document Type:	Deed		

Legal Description:
Subdivision: BLOOMFIELD FIRST ADDITION Map Ref: MB 6 PG 79
City/Muni/Twp: ST CLAIR

Prior Transfer

Recording Date:	11/13/2019	Sales Price:	$43,800
Document #:	201900011293 BK-PG 2373-476	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/22/2019		

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Document Type: Deed
Legal Description:

Mortgage Record

Recording Date: 03/15/2000
Document #: 0004149 BK-PG 794-0800
Contract Date: 03/13/2000
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Subdivision: PLAT OF BLOOMFIELD FIRST ADDITION Map Ref: 0
City/Muni/Twp: SAINT CLAIR

Area Sales Analysis

Total Area Sales	$1,224,900	Median # of Bedrooms	3
Median Lot Size	18,252 SF	Median # of Baths	1
Median Living Area	936 SF	Median Year Built	1953
Price Range - 2 Yrs	$120,000 to $285,000	Age Range	51 years to 96 years
Median Value	$140,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**48635 BLOOMFIELD RD** **EAST LIVERPOOL, OH 43920-9434**	02/17/2026	$110,000	$103	1063	5/3/1	1930	28,601 SF	
		APN: 61-02023-000 Document #: 2026-00001435 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 54 Subdivision: THE BLOOMFIELD LAND IMPROVEMENT COMPANYS MapRef: VOL 470 Abbreviated Description: Lot:54 Subdivision:THE BLOOMFIELD LAND IMPROVEMENT COMPANYS Map Ref:VOL 470City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
2	.28Mi.	**48712 BLOOMFIELD RD** **EAST LIVERPOOL, OH 43920-9316**	01/28/2026	$129,000	$101	1280	5/2/1	1930	42,602 SF	
		APN: 61-02248-000 Document #: 2026-00000836 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 41 Subdivision: BLOOMFIELD LANE IMPROVEMENT COMPANYS MapRef: MB 6 PG 79 Abbreviated Description: Lot:41 Subdivision:BLOOMFIELD LANE IMPROVEMENT COMPANYS Map Ref:MB 6 PG 79City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR								
3	.3Mi.	**3165 FOREST HILLS DR** **EAST LIVERPOOL, OH 43920-**	05/04/2026	$39,000			//		29,055 SF	
		APN: 36-05173-013 Document #: 2026-00004154 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 10&12 Subdivision: FOREST HILLS 1ST ADDITION MapRef: MB 17 PG 60&61 Abbreviated Description: Lot:10&12 Subdivision:FOREST HILLS 1ST ADDITION Map Ref:MB 17 PG 60&61City/Muni/Twp:LIVERPOOL TOWNSHIP City/Muni/Twp: LIVERPOOL TOWNSHIP								
4	.31Mi.	**3170 HAMPTON CT** **EAST LIVERPOOL, OH 43920-4216**	01/29/2026	$285,000	$145	1960	7/3/2	1973	18,317 SF	
		APN: 36-02261-000 Document #: 2026-00000877 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BURTON W KERRS HAMPTON COURT FIRST ADDITION MapRef: MB 6 PG 208 Abbreviated Description: Lot:2 Subdivision:BURTON W KERRS HAMPTON COURT FIRST ADDITION Map Ref:MB 6 PG 208City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
5	.33Mi.	**3225 KINGSRIDGE CT** **EAST LIVERPOOL, OH 43920-4204**	08/21/2026	$317,000	$166	1912	5/3/2	1991	15,899 SF	
		APN: 36-05208-000 Document #: 2026-00008558 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Subdivision: GERACES 1ST ADDITION MapRef: MB 12 PG 3 Sec/Twnship/Range: NE4 S33T05R01 Abbreviated Description: Lot:16 Subdivision:GERACES 1ST ADDITION Map Ref:MB 12 PG 3Sec/Twnship/Range:NE4 S33T05R01 City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
6	.36Mi.	**631 PLEASANT ST** **EAST LIVERPOOL, OH 43920-4233**	09/24/2026	$320,000	$186	1724	5/2/2	2000	27,791 SF	
		APN: 36-01601-002 Document #: 2026-00009958 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 15 Subdivision: GREENFIELDS SUBDIVISION MapRef: MB 7B PG 164-165 Sec/Twnship/Range: NE4 S33T06R01 Abbreviated Description: Subdivision:GREENFIELDS SUBDIVISION Map Ref:MB 7B PG 164-165Sec/Twnship/Range:NE4 S33T06R01 Abbreviated Description:PORTION LOT15 City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
7	.4Mi.	**610 BROADVIEW CIR** **EAST LIVERPOOL, OH 43920-4210**	09/15/2026	$91,300	$63	1460	6/3/2	1957	12,615 SF	
		APN: 36-01574-000 Document #: 2026-00009562 Document Type: Fiduciary Deed Price Code: Land Use: Single Family Residential Legal: Section: 33 Abbreviated Description: Section:33 City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
8	.4Mi.	**565 BROADVIEW CIR** **EAST LIVERPOOL, OH 43920-4207**	01/20/2026	$205,000	$173	1188	5/3/1	1962	16,819 SF	
		APN: 36-03868-000 Document #: 2026-00000595 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: HILL AND FAULK BROADVIEW ADDITION MapRef: MB 7 PG 60 Abbreviated Description: Lot:8 Subdivision:HILL AND FAULK BROADVIEW ADDITION Map Ref:MB 7 PG 60City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
9	.41Mi.	**582 POND ST** **EAST LIVERPOOL, OH 43920-4236**	09/09/2026	$122,500	$117	1050	4/2/1	1960	7,610 SF	
		APN: 36-02602-000 Document #: 2026-00009333 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 25 Subdivision: HILL AND FAULK ADDITION MapRef: MB 8-B PG 184&185 Abbreviated Description: Lot:25 Subdivision:HILL AND FAULK ADDITION Map Ref:MB 8-B PG 184&185City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL								
10	.5Mi.	**2809 SAINT CLAIR AVE** **EAST LIVERPOOL, OH 43920-4244**	02/05/2026	$165,000	$174	948	7/3/1	1930	11,979 SF	
		APN: 37-00890-000 Document #: 2026-00001068 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S34T06R01 Abbreviated Description: Sec/Twnship/Range:NW4 S34T06R01 City/Muni/Twp:EAST LIVERPOOL City/Muni/Twp: EAST LIVERPOOL								
11	.51Mi.	**3244 SAINT CLAIR AVE**	05/18/2026	$100,000	$87	1145	5/2/1	1955	10,498 SF	

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EAST LIVERPOOL, OH 43920-4249
APN: 37-08108-000 Document #: 2026-00004663
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8543 Subdivision: ORCHARD PARK ADDITION Abbreviated Description: Subdivision:ORCHARD PARK ADDITION Abbreviated Description:PORTION LOT8543 City/Muni/Twp:EAST LIVERPOOL City/Muni/Twp: EAST LIVERPOOL

12	.59Mi.	**2794 SAINT CLAIR AVE**	04/17/2026	$20,000	$23	888	6/2/1	1930	7,405 SF

EAST LIVERPOOL, OH 43920-4271
APN: 37-00166-000 Document #: 2026-00003574
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:EAST LIVERPOOL City/Muni/Twp: EAST LIVERPOOL

13	.6Mi.	**3015 KINGSRIDGE RD**	01/13/2026	$200,000	$144	1392	4/3/2	1979	13,016 SF

EAST LIVERPOOL, OH 43920-1109
APN: 36-04946-000 Document #: 2026-00000364
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: BURTON W KERRS THIRD ADDITION MapRef: MB 11 PG 57 Abbreviated Description: Lot:73 Subdivision:BURTON W KERRS THIRD ADDITION Map Ref:MB 11 PG 57City/Muni/Twp:EAST LIVERPOOL City/Muni/Twp: EAST LIVERPOOL

14	.62Mi.	**16572 SAINT CLAIR AVE**	04/28/2026	$120,000	$10	11949	//	1984	34,848 SF

EAST LIVERPOOL, OH 43920-9420
APN: 61-00735-000 Document #: 2026-00003966
Document Type: Warranty Deed Price Code: Q
Land Use: Neighborhood: Shopping Center, Strip Center, Enterprise Zone
Legal: Sec/Twnship/Range: NE4 S27T06NR01W Abbreviated Description: Sec/Twnship/Range:NE4 S27T06NR01W City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR

15	.62Mi.	**KINGSRIDGE RD**	03/24/2026	$41,500			//		539,752 SF

EAST LIVERPOOL, OH 43920-
APN: 36-05326-001 Document #: 2026-00002652
Document Type: Warranty Deed Price Code: Q
Land Use: Rural/Agricultural - Vacant Land
Legal: Sec/Twnship/Range: E2 S33T16R01 Abbreviated Description: Sec/Twnship/Range:E2 S33T16R01 City/Muni/Twp:LIVERPOOL TOWNSHIP City/Muni/Twp: LIVERPOOL TOWNSHIP

16	.64Mi.	**815 CRESTVIEW DR**	02/09/2026	$164,500	$113	1456	6/3/1	1971	10,498 SF

EAST LIVERPOOL, OH 43920-1248
APN: 37-07044-000 Document #: 2026-00001156
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8563 Subdivision: ORCHARD PARK ADDITION MapRef: MB 8B PG 123 Abbreviated Description: Subdivision:ORCHARD PARK ADDITION Map Ref:MB 8B PG 123Abbreviated Description:PORTION LOT8563 City/Muni/Twp:EAST LIVERPOOL City/Muni/Twp: EAST LIVERPOOL

17	.75Mi.	**16816 ANDREWS RD**	08/10/2026	$18,000	$10	1836	4/2/2	1951	43,604 SF

EAST LIVERPOOL, OH 43920-9441
APN: 61-01958-000 Document #: 2026-00008020
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: OAKMONT Abbreviated Description: Lot:49 Subdivision:OAKMONT City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR

18	.79Mi.	**48536 CRESTVUE PL**	02/13/2026	$229,900	$170	1352	5/3/1	1960	17,163 SF

EAST LIVERPOOL, OH 43920-9429
APN: 61-00793-000 Document #: 2026-00001352
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S27T06R01 Abbreviated Description: Sec/Twnship/Range:NW4 S27T06R01 City/Muni/Twp:ST CLAIR City/Muni/Twp: ST CLAIR

19	.86Mi.	**316 CAROLINA AVE**	12/23/2025	$155,000	$202	768	4/2/1	1954	11,700 SF

EAST LIVERPOOL, OH 43920-1134
APN: 36-03871-000 Document #: 2025-00012787
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 26 Sec/Twnship/Range: SE4 S33T06NR01 Abbreviated Description: Lot:26 Sec/Twnship/Range:SE4 S33T06NR01 City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL

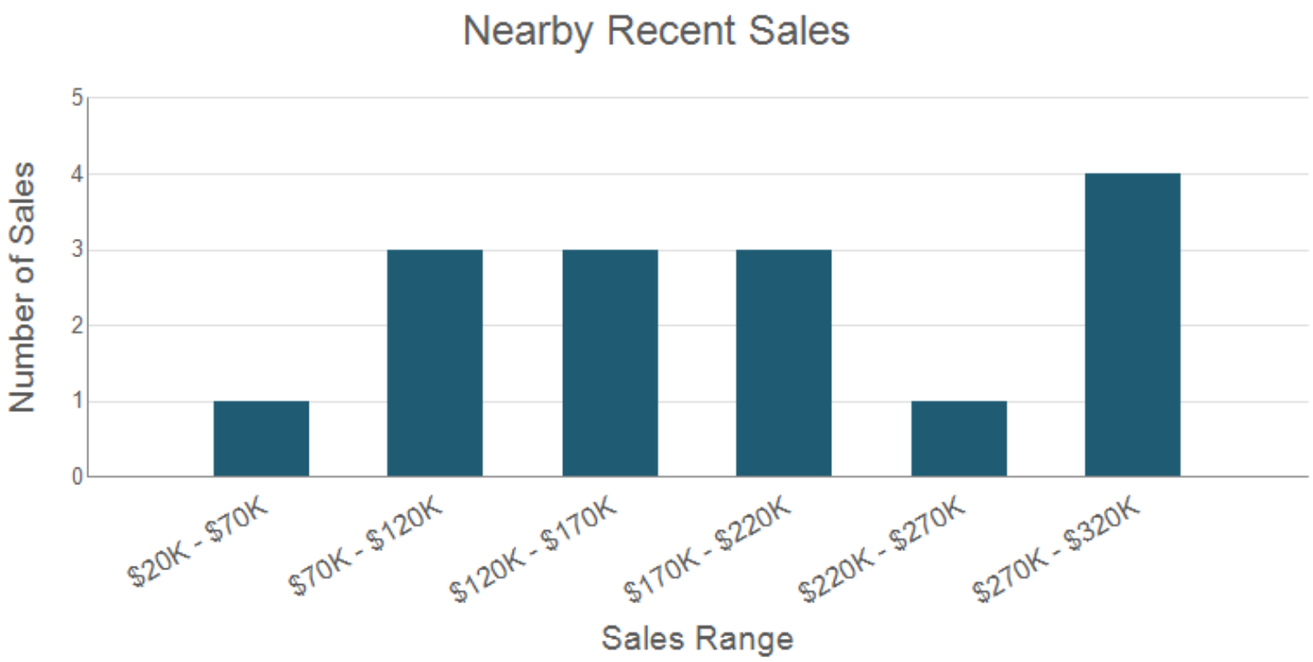
20	.91Mi.	**407 9TH AVE**	08/28/2026	$100,000	$160	624	5/2/1	1960	6,499 SF

EAST LIVERPOOL, OH 43920-4080
APN: 36-01805-000 Document #: 2026-00008865
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1459 MapRef: MB 7 PG 39 Abbreviated Description: Lot:1459 Map Ref:MB 7 PG 39Abbreviated Description:FIRST ADDITION City/Muni/Twp:LIVERPOOL City/Muni/Twp: LIVERPOOL

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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.	**48647 BELMONT AVE**	**02/12/2024**	$160,500	$56,180	938	9/5/2	1943	1 SF	
.03Mi.	**48627 BELMONT AVE**	**04/11/2022**	$190,000	$66,500	1,197	5/2/1	1960	19,998 SF	
.04Mi.	**48683 BELMONT AVE**		$229,200	$80,220	1,536	5/3/2	1994	1 SF	
.06Mi.	**48703 BELMONT AVE**	**04/18/2023**	$173,500	$60,730	1,792	5/3/2	1959	20,099 SF	
.07Mi.	**48699 BELMONT AVE**	**04/18/2023**	$94,400	$33,040	1,152	8/2/1	1900	16,000 SF	
.07Mi.	**16971 CINCINNATI AVE**	**10/08/2024**	$101,500	$35,530	1,000	5/3/1	1959	13,499 SF	
.07Mi.	**48581 BELMONT AVE**	**02/25/2005**	$189,500	$66,330	2,024	6/3/1	1955	1 SF	
.08Mi.	**48640 BELMONT AVE**		$178,400	$62,440	2,141	4/3/1	1951	25,600 SF	
.08Mi.	**48594 BELMONT AVE**	**06/20/2019**	$83,900	$29,370	1,216	6/2/1	1917	16,291 SF	
.09Mi.	**48731 BELMONT AVE**	**07/29/2014**	$156,700	$54,850	648	5/3/2	1954	16,000 SF	
.1Mi.	**48537 BELMONT AVE**	**02/06/2006**	$158,900	$55,620	1,585	5/3/1	1940	1 SF	
.11Mi.	**48706 BELMONT AVE**	**06/08/2023**	$188,400	$65,940	1,780	5/2/2	1948	42,602 SF	
.11Mi.	**417 PRIMROSE LN**	**05/23/2003**	$181,600	$63,570	1,232	5/3/2	1979	1 SF	
.11Mi.	**48753 BELMONT AVE**	**01/06/2003**	$144,500	$50,580	1,280	5/2/1	1920	1 SF	
.12Mi.	**16886 CANTON AVE**	**05/19/2006**	$138,700	$48,550	1,032	5/2/1	1960	17,001 SF	P
.12Mi.	**16851 CANTON AVE**	**01/20/2021**	$145,300	$50,860	1,620	5/2/1	1977	1 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	43.9 years old	Households:	8,712
Median Household Income:	$53,380	Households w/Family:	64%
Household Income Per Capita:	$26,947	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Beaver Local School District	Students:	1,724
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.63Mi.	**Beaver Local High School** Number of Students: 547 Student-Teacher Ratio: 17.65	B	Public	9 - 12
4.63Mi.	**Beaver Local Elementary School** Number of Students: 619 Student-Teacher Ratio: 17.19	B	Public	PK - 4

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4.63Mi.	**Beaver Local Middle School**	B+	Public	5 - 8

Number of Students: 558
Student-Teacher Ratio: 19.93

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	139%	NOTABLY HIGHER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	125%	HIGHER
OVERALL	121%	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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