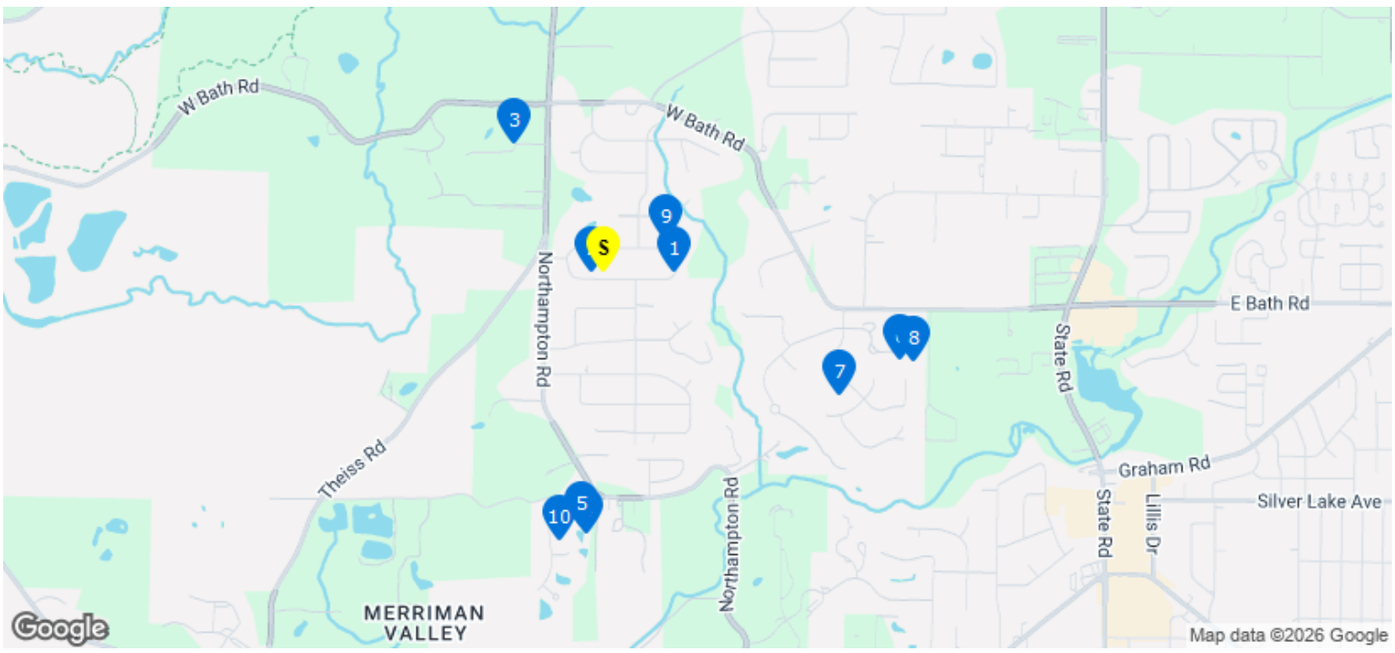
ICE SiteX Report

OrderID: 98761593

SiteX Property Information Report



Subject Property Location

714 N HIDDEN VALLEY RD, CUYAHOGA FALLS, OH 44223-3021

County:	**SUMMIT OH**	Census Tract:	5329.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	35-00300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$324,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$278,640 - $369,360	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	35
Assd Land Value:	$17,388	Market Land Value:	$49,680	Tax Year:	2024
Assd Improvement:	$67,539	Market Improvment Value:	$192,970	Total Taxable Value:	$6,401
Total Assessed Value:	$84,927	Total Assessor Market Value:	$242,650	Delinquent Year:	
				Tax Account ID:	NH0037102003000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 46
Abbreviated Description: HIDDEN VALLEY EST LOT 46 ALL
City/Muni/Twp: CUYAHOGA FALLS CITY

Property Characteristics

Lot Size:	27,504 SF	Bedrooms:	3	Pool:	
Building Area:	1980 SF	Baths:	2	Fireplace:	1
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2025	Sales Price:	$271,330
Document #:	56944796 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	09/28/2022	Loan Amount:	N/A
Document #:	56770101 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/27/2022		
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB 45 PG 64-65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	09/28/2022	Sales Price:	$271,330
Document #:	56770100 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/27/2022		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98761593

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB 45 PG 64-65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	10/16/2015	Sales Price:	$130,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Abbreviated Description: HIDDEN VALLEY EST LOT 46 ALL
City/Muni/Twp: CUYAHOGA FALLS CITY

Prior Transfer

Recording Date:	03/16/2015	Sales Price:	N/A
Document #:	56114806 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	03/13/2015		
Document Type:	Deed		

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	12/05/2014	Sales Price:	$108,000
Document #:	56094283 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	12/03/2014		
Document Type:	Deed		

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	07/03/2013	Sales Price:	$131,100
Document #:	55970770 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/14/2013	Sales Price:	N/A
Document #:	55938477 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/23/2005	Loan Amount:	N/A
Document #:	55154859 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	02/09/2005		
TD Due Date:	02/09/2020	Type Finance:	Other

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: 0
City/Muni/Twp: CUYAHOGA FALLS

Mortgage Record

Recording Date:	12/29/2004	Loan Amount:	N/A
Document #:	55137320 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/29/2004		
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	12/29/2004	Sales Price:	$138,000
Document #:	55137319 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/29/2004		
Document Type:	Deed		

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

Mortgage Record

Recording Date:	11/19/2003	Loan Amount:	N/A
Document #:	54977007 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/18/2003		
TD Due Date:	12/01/2033	Type Finance:	ADJ

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

Prior Transfer

Recording Date:	11/19/2003	Sales Price:	$115,000
Document #:	54977006 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/18/2003		
Document Type:	Deed		

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: CUYAHOGA FALLS

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Prior Transfer

Recording Date:	07/12/1999	Sales Price:	N/A
Document #:	54315408 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/06/1999		
Document Type:	Deed		

Legal Description:
Subdivision: HIDDEN VALLEY ESTATES Map Ref: MB46 PG64&65
City/Muni/Twp: NORTHAMPTON

Area Sales Analysis

Total Area Sales	$3,886,800	Median # of Bedrooms	3
Median Lot Size	11,126 SF	Median # of Baths	2
Median Living Area	1,981 SF	Median Year Built	1998
Price Range - 2 Yrs	$220,000 to $580,900	Age Range	19 years to 70 years
Median Value	$381,000	Median Age	28.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**614 N HIDDEN VALLEY RD** **CUYAHOGA FALLS, OH 44223-3019**	07/01/2026	$305,000	$190	1606	6/3/2	1968	27,504 SF	
		APN: 35-01938 Document #: 57032148 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 39 Subdivision: HIDDEN VALLEY ESTATES MapRef: MB 46 PG 64&65 Abbreviated Description: Lot:39 Subdivision:HIDDEN VALLEY ESTATES Map Ref:MB 46 PG 64&65City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS								
2	.27Mi.	**2760 NORTHAMPTON RD** **CUYAHOGA FALLS, OH 44223-2718**	11/06/2025	$240,000	$220	1092	5/3/1	1960	71,003 SF	
		APN: 35-04235 Document #: 56984430 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 57 Abbreviated Description: Abbreviated Description:LOT: PART OF OUTLOT 57 City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS								
3	.36Mi.	**1032 FOXGLOVE CIR** **CUYAHOGA FALLS, OH 44223-2796**	01/22/2026	$550,000	$211	2604	7/3/2	2008	112,385 SF	
		APN: 70-02740 Document #: 56999475 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Block: A Subdivision: WOODBROOK PLACE ALLOTMENT MapRef: DOC 54505161 Abbreviated Description: Block:A Subdivision:WOODBROOK PLACE ALLOTMENT Map Ref:DOC 54505161City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
4	.41Mi.	**630 WOODHAVEN DR** **CUYAHOGA FALLS, OH 44223-3083**	03/17/2026	$635,000	$213	2978	8/4/3	1997	40,951 SF	
		APN: 35-04314 Document #: 57009880 Document Type: Fiduciary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 57 Subdivision: WOODHEAVEN ALLOTMENT MapRef: CAB 1 SL 335 Abbreviated Description: Lot:57 Subdivision:WOODHEAVEN ALLOTMENT Map Ref:CAB 1 SL 335City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS								
5	.47Mi.	**590 ELEANORA DR** **CUYAHOGA FALLS, OH 44223-2732**	04/06/2026	$415,000	$193	2146	8/4/2	1963	21,710 SF	
		APN: 35-02503 Document #: 57013536 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 83 Subdivision: BROOK HEIGHTS SUBDIVISION 2 MapRef: MB 56 PG 50&51 Abbreviated Description: Lot:83 Subdivision:BROOK HEIGHTS SUBDIVISION 2 Map Ref:MB 56 PG 50&51City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS								
6	.57Mi.	**615 HIGHWOOD DR** **CUYAHOGA FALLS, OH 44223-2787**	09/17/2026	$480,000	$263	1826	7/4/3	1993	12,798 SF	
		APN: 70-01755 Document #: 57048885 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: NORTH RIDGE ALLOTMENT MapRef: CAB II SL 447-450 Abbreviated Description: Lot:12 Subdivision:NORTH RIDGE ALLOTMENT Map Ref:CAB II SL 447-450City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
7	.59Mi.	**607 HIGHWOOD DR** **CUYAHOGA FALLS, OH 44223-2787**	08/13/2026	$493,000	$203	2424	8/4/2	1999	34,452 SF	
		APN: 70-01757 Document #: 57041677 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: NORTH RIDGE ALLOTMENT MapRef: CAB H SL 447-450 Abbreviated Description: Lot:14 Subdivision:NORTH RIDGE ALLOTMENT Map Ref:CAB H SL 447-450City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
8	.61Mi.	**2300 HAMPTON LEDGES DR** **CUYAHOGA FALLS, OH 44223-2793**	03/04/2026	$601,900	$221	2727	7/3/3	2002	25,003 SF	
		APN: 70-02485 Document #: 57007053 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HAMPTON LEDGES MapRef: DOC 54174512 Abbreviated Description: Lot:7 Subdivision:HAMPTON LEDGES Map Ref:DOC 54174512City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
9	.68Mi.	**2345 HERON CREST DR** **CUYAHOGA FALLS, OH 44223-3814**	05/21/2026	$364,900	$199	1830	6/2/2	2005	13,103 SF	
		APN: 70-02698 Document #: 57023180 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HERON CREST Phase No: 1 MapRef: DOC 55105968 Abbreviated Description: Lot:2 Subdivision:HERON CREST Phase No:1 Map Ref:DOC 55105968City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
10	.69Mi.	**847 HERON LAKES CIR** **CUYAHOGA FALLS, OH 44223-3816**	09/21/2026	$390,000	$198	1967	6/3/2	2007	7,013 SF	
		APN: 70-02703 Document #: 57049472 Document Type: Fiduciary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HERON CREST PHASE ONE Abbreviated Description: Lot:7 Subdivision:HERON CREST PHASE ONE City/Muni/Twp:AKRON City/Muni/Twp: AKRON								
11	.77Mi.	**2002 FOX TRACE TRL** **CUYAHOGA FALLS, OH 44223-3738**	07/28/2026	$445,000	$172	2590	9/4/3	1996	13,142 SF	
		APN: 70-01930 Document #: 57037753 Document Type: Fiduciary Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 22 Block: B Subdivision: HIGHLANDS PHASE ONE Abbreviated Description: Lot:22 Block:B Subdivision:HIGHLANDS PHASE ONE City/Muni/Twp:AKRON City/Muni/Twp: AKRON

12	.82Mi.	**2007 BENT CREEK TRL** **CUYAHOGA FALLS, OH 44223-3726**	01/12/2026	$480,000	$135	3568	8/3/2	2005	17,398 SF

APN: 70-01952 Document #: 56997688
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: HIGH HAMPTON PHASE TWO MapRef: CAB J SL 811-818 Abbreviated Description: Lot:53 Subdivision:HIGH HAMPTON PHASE TWO Map Ref:CAB J SL 811-818City/Muni/Twp:GUYAHEGE FETS City/Muni/Twp: GUYAHEGE FETS

13	.84Mi.	**2674 HIGH HAMPTON TRL** **CUYAHOGA FALLS, OH 44223-3728**	10/21/2026	$447,000	$136	3294	9/5/2	1996	22,385 SF

APN: 70-01957 Document #: 57056189
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: HIGH HAMPTON PHASE TWO MapRef: PL 811-818 Abbreviated Description: Lot:58 Subdivision:HIGH HAMPTON PHASE TWO Map Ref:PL 811-818City/Muni/Twp:AKRON City/Muni/Twp: AKRON

14	.86Mi.	**2665 DEER RIDGE RUN** **CUYAHOGA FALLS, OH 44223-3722**	09/15/2026	$720,000	$207	3482	9/3/2	1995	19,998 SF

APN: 70-01961 Document #: 57048479
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: HIGH HAMPTON Phase No: 2 Abbreviated Description: Lot:62 Subdivision:HIGH HAMPTON Phase No:2 City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT

15	.9Mi.	**2197 PINEBROOK TRL** **CUYAHOGA FALLS, OH 44223-2588**	04/30/2026	$130,000	$103	1260	6/2/1	1986	1,259 SF

APN: 35-03399 Document #: 57018722
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No: XX Legal Unit: 2197 MapRef: DOC 258095 Abbreviated Description: Subdivision:PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No:XX Legal Unit:2197 Map Ref:DOC 258095City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS

16	.9Mi.	**2195 PINEBROOK TRL** **CUYAHOGA FALLS, OH 44223-2588**	12/08/2025	$145,000	$115	1260	6/2/1	1986	1,259 SF

APN: 35-03398 Document #: 56991085
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No: XX Legal Unit: 2195 MapRef: MB 128 PG 73 Abbreviated Description: Subdivision:PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No:XX Legal Unit:2195 Map Ref:MB 128 PG 73City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS

17	.93Mi.	**264 HILLBROOK DR** **CUYAHOGA FALLS, OH 44223-3507**	04/14/2026	$575,000	$175	3284	9/5/3	1999	27,499 SF

APN: 35-05163 Document #: 57015445
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 222 Subdivision: REGENT PARK MapRef: CAB L SL 765-771 Abbreviated Description: Lot:222 Subdivision:REGENT PARK Map Ref:CAB L SL 765-771City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS

18	.94Mi.	**2638 DEER RIDGE RUN** **CUYAHOGA FALLS, OH 44223-3721**	11/12/2025	$648,000	$181	3576	12/4/3	2002	38,429 SF

APN: 70-02011 Document #: 56985448
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: HIGH HAMPTON PHASE FOUR MapRef: CAB K SL 173-177 Abbreviated Description: Lot:112 Subdivision:HIGH HAMPTON PHASE FOUR Map Ref:CAB K SL 173-177

19	.95Mi.	**2175 PINEBROOK TRL** **CUYAHOGA FALLS, OH 44223-2587**	09/22/2026	$150,000	$98	1523	7/2/1	1986	1,525 SF

APN: 35-03389 Document #: 57049816
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No: XIX Legal Unit: 2175 MapRef: MB 128 PG 73 Abbreviated Description: Subdivision:PINE MILL RIDGE CONDOMINIUM ESTATES NO 2 Phase No:XIX Legal Unit:2175 Map Ref:MB 128 PG 73City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS

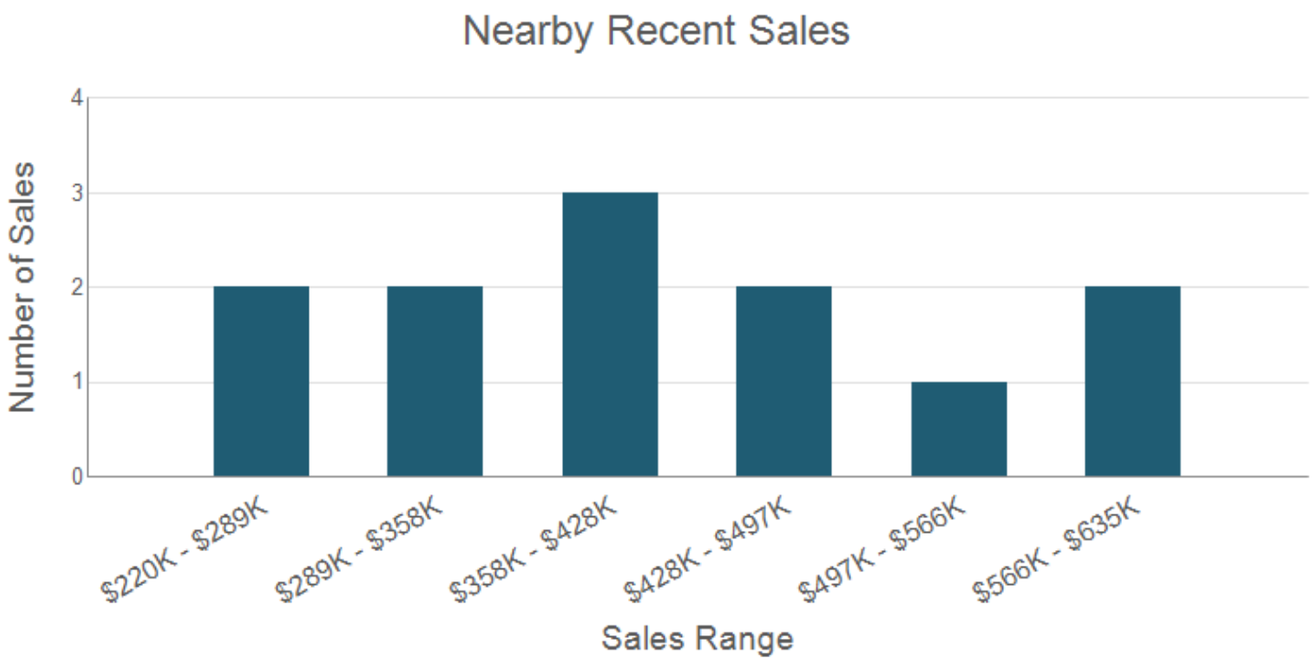
20	.96Mi.	**2189 PINEBROOK TRL** **CUYAHOGA FALLS, OH 44223-2588**	07/27/2026	$159,900	$53	3000	8/2/2	1985	3,001 SF

APN: 35-03329 Document #: 57037519
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PINE MILL RIDGE CONDOMINIUM ESTATES Legal Unit: 2189 MapRef: MB 128 PG 73 Abbreviated Description: Subdivision:PINE MILL RIDGE CONDOMINIUM ESTATES Legal Unit:2189 Map Ref:MB 128 PG 73City/Muni/Twp:CUYAHOGA FALLS City/Muni/Twp: CUYAHOGA FALLS

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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.	**714 N HIDDEN VALLEY RD**	**09/28/2022**	$242,650	$84,927	1,980	7/3/2	1959	27,504 SF	
.03Mi.	**700 N HIDDEN VALLEY RD**	**01/26/2011**	$218,210	$76,373	1,474	7/3/1	1963	27,504 SF	
.03Mi.	**734 N HIDDEN VALLEY RD**	**06/20/2024**	$342,730	$119,955	2,086	9/4/3	1956	30,187 SF	
.04Mi.	**703 S HIDDEN VALLEY RD**	**11/18/2019**	$272,890	$95,511	2,271	8/3/3	1966	29,603 SF	
.04Mi.	**729 S HIDDEN VALLEY RD**	**05/16/2005**	$237,140	$82,999	1,798	7/3/1	1966	31,154 SF	
.05Mi.	**707 N HIDDEN VALLEY RD**	**01/13/2021**	$216,180	$75,663	1,970	6/3/2	1959	27,935 SF	
.05Mi.	**721 N HIDDEN VALLEY RD**	**07/07/2015**	$198,370	$69,429	1,300	5/3/2	1956	27,935 SF	
.05Mi.	**687 S HIDDEN VALLEY RD**	**05/07/2009**	$202,100	$70,734	1,508	6/3/1	1960	29,603 SF	
.06Mi.	**686 N HIDDEN VALLEY RD**		$206,120	$72,142	1,673	7/3/1	1957	27,504 SF	
.06Mi.	**735 N HIDDEN VALLEY RD**	**10/16/2020**	$211,970	$74,189	1,410	6/2/3	1959	29,442 SF	
.06Mi.	**693 N HIDDEN VALLEY RD**	**08/03/2022**	$225,190	$78,816	1,892	7/2/1	1972	27,935 SF	
.07Mi.	**671 S HIDDEN VALLEY RD**	**03/01/2004**	$219,590	$76,856	1,935	7/3/2	1959	29,603 SF	P
.08Mi.	**702 S HIDDEN VALLEY RD**	**02/06/2013**	$183,770	$64,319	1,092	5/3/1	1963	27,504 SF	
.08Mi.	**677 N HIDDEN VALLEY RD**	**11/16/2021**	$212,820	$74,487	1,507	7/3/2	1963	27,935 SF	
.08Mi.	**714 S HIDDEN VALLEY RD**	**05/24/2023**	$202,310	$70,808	1,378	5/3/1	1965	25,012 SF	
.09Mi.	**764 N HIDDEN VALLEY RD**	**10/07/2020**	$266,160	$93,156	2,258	6/3/3	1965	1 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	42.3 years old	Households:	9,099
Median Household Income:	$77,075	Households w/Family:	55%
Household Income Per Capita:	$44,632	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Woodridge Local School District	Students:	1,983
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.45Mi.	**Woodridge Elementary School** Number of Students: 904 Student-Teacher Ratio: 20.09	B-	Public	PK - 5
2.50Mi.	**Woodridge High School** Number of Students: 625 Student-Teacher Ratio: 13.59	C+	Public	9 - 12

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Advanced Placement: Yes

2.68Mi.	**Woodridge Middle School**	B-	Public	6 - 8

Number of Students: 415
Student-Teacher Ratio: 13.34

Flood Report

The Subject Property of **714 N HIDDEN VALLEY RD, CUYAHOGA FALLS, OH 44223-3021** 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	105%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

No alerts noted

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