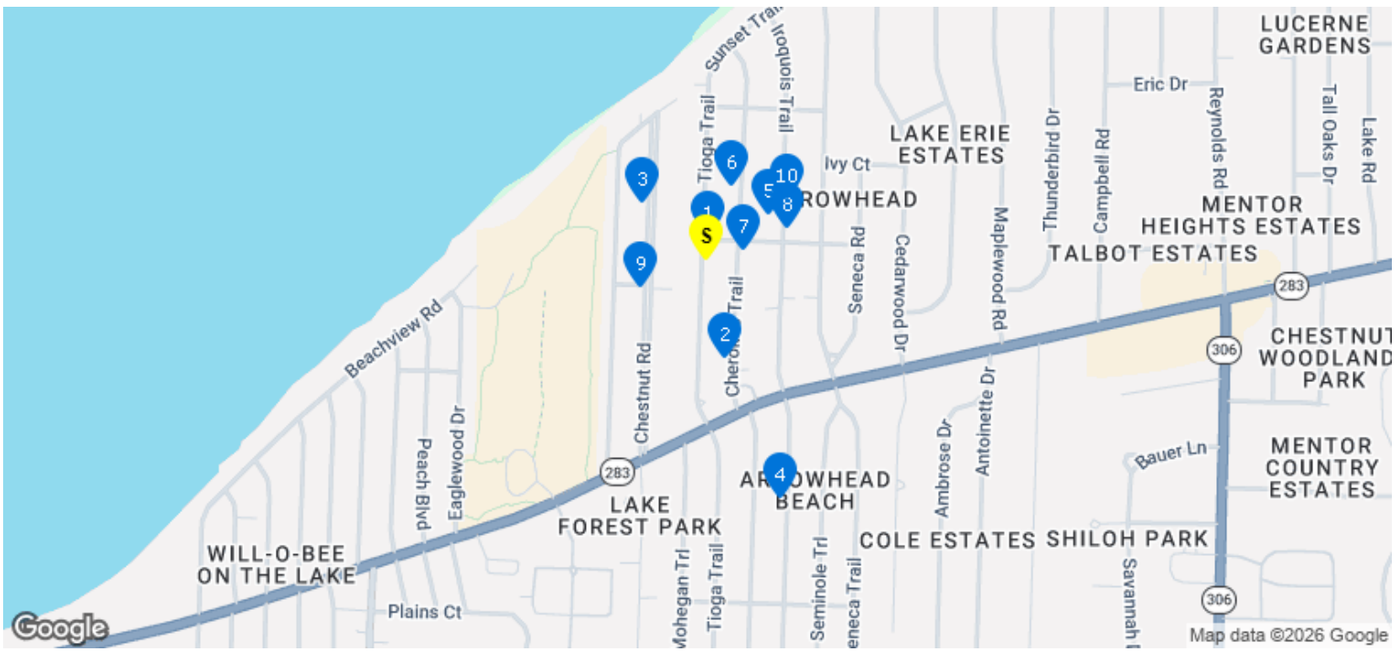
ICE SiteX Report

OrderID: 98757889

SiteX Property Information Report



Subject Property Location

718 TIOGA TRL, WILLOUGHBY, OH 44094-7229

County:	**LAKE OH**	Census Tract:	2017.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	27-B-057-N-00-003-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$136,800 - $205,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	27
Assd Land Value:	$10,180	Market Land Value:	$29,090	Tax Year:	2025
Assd Improvement:	$37,210	Market Improvment Value:	$106,310	Total Taxable Value:	$4,226
Total Assessed Value:	$47,390	Total Assessor Market Value:	$135,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 59 Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT

Abbreviated Description:	LOT 1 & 4 DOUGLASS & 16 TRACT
City/Muni/Twp:	WILLOUGHBY CITY

Property Characteristics

Lot Size:	4,879 SF	Bedrooms:	3	Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	1
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Detached Garage	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch\Rambler	Basement:	No Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/13/2026	Sales Price:	$150,420
Document #:	2026R010067 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A
Document #:	2024R025681 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/10/2024	Loan Amount:	N/A
Document #:	2024R024802 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/20/2024		
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: 0
City/Muni/Twp: WILLOUGHBY

ICE SiteX Report

OrderID: 98757889

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	N/A
Document #:	2023R020917 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/26/2023	Loan Amount:	N/A
Document #:	2023R019232 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/13/2023		
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 16 Land Lot: 4 Map Ref: 0
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	03/03/2022	Sales Price:	$112,500
Document #:	2022R006533 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/22/2022	Loan Amount:	N/A
Document #:	2022R005516 BK-PG -	Loan Type:	Conventional
Contract Date:	02/10/2022		
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: 0
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	N/A
Document #:	2020R018097 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/07/2020		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTEMNT Tract No: 13&16 Map Ref: VOL F PG 13
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	04/13/2018	Sales Price:	$92,297
Document #:	2018R008760 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/02/2018	Loan Amount:	N/A
Document #:	2018R007702 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/27/2018		
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: VOL E PG13
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	04/02/2018	Sales Price:	$112,500
Document #:	2018R007701 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/27/2018		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: VOL E PG13
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	N/A
Document #:	2018R007540 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	10/26/2015	Sales Price:	N/A
Document #:	2015R028465 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/17/2015	Loan Amount:	N/A
Document #:	2015R021789 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/14/2015		
TD Due Date:	09/01/2045	Type Finance:	

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 13&16 Map Ref: MB E PG13
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	08/17/2015	Sales Price:	$94,000
Document #:	2015R021788 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/14/2015		

ICE SiteX Report

OrderID: 98757889

Document Type: Deed
Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 13&16 Map Ref: MB E PG13
City/Muni/Twp: WILLOUGHBY

Prior Transfer

Recording Date:	03/30/2011	Sales Price:	N/A
Document #:	2011R007517 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/28/2011		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 16&13 Map Ref: MB E PG13
City/Muni/Twp: WILLOUGHBY

Mortgage Record

Recording Date:	08/01/2001	Loan Amount:	N/A
Document #:	200133677 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	07/27/2001		
TD Due Date:	08/01/2031	Type Finance:	

Legal Description:
Block: 1 Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: 0
Abbreviated Description: PART ORIGINAL WILLOUGHBY TWP LOT4 DOUGLASS TRACT & ORIGINAL MENTOR TWP LOT1 TR#16 & LOT11 TR#13
City/Muni/Twp: WILLOUGHBY

Mortgage Record

Recording Date:	12/06/1999	Loan Amount:	N/A
Document #:	199955322 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/02/1999		
TD Due Date:	12/20/2009	Type Finance:	

Legal Description:
Subdivision: ARROWHEAD BEACH ALLOTMENT Map Ref: 0
Abbreviated Description: L 59 B 1 A ARROWHEAD BCH
City/Muni/Twp: WILLOUGHBY

Mortgage Record

Recording Date:	08/25/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/25/1994		
TD Due Date:	09/01/2024	Type Finance:	Fixed Rate

Legal Description:
Abbreviated Description: ARROWHEAD BEACH ALLT BLK 1 LOT 59 WILL EAST SD

Prior Transfer

Recording Date:	08/25/1994	Sales Price:	$72,000
Document #:	BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/25/1994		
Document Type:	Deed		

Legal Description:
Abbreviated Description: ARROWHEAD BEACH ALLT BLK 1 LOT 59 WILL EAST SD

Area Sales Analysis

Total Area Sales	$1,649,200	Median # of Bedrooms	3
Median Lot Size	4,640 SF	Median # of Baths	1
Median Living Area	1,000 SF	Median Year Built	1957
Price Range - 2 Yrs	$100,000 to $204,700	Age Range	53 years to 96 years
Median Value	$163,750	Median Age	69.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**671 TIOGA TRL** **WILLOUGHBY, OH 44094-7226**	06/15/2026	$220,000	$164	1344	6/3/1	2004	4,199 SF	
		APN: 27-B-057-N-00-039-0 Document #: 2026R012639 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Block: 2 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 16&13 Land Lot: 49 MapRef: VOL E PG 13 Abbreviated Description: Block:2 Subdivision:ARROWHEAD BEACH ALLOTMENT Tract No:16&13 Land Lot:49 Map Ref:VOL E PG 13City/Muni/Twp:WILLOUGHBY City/Muni/ Twp: WILLOUGHBY								
2	.07Mi.	**722 CHESTNUT BLVD** **WILLOUGHBY, OH 44094-7236**	06/04/2026	$177,500	$148	1200	5/1/1	1953	4,861 SF	
		APN: 27-B-057-E-00-061-0 Document #: 2026R012024 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Block: 2 Subdivision: LAKE FOREST PARK ALLOTMENT Land Lot: 36 MapRef: VOL D PG 53 Abbreviated Description: Block:2 Subdivision:LAKE FOREST PARK ALLOTMENT Land Lot:36 Map Ref:VOL D PG 53Abbreviated Description:LAND LOT: SUBLOT 37 City/Muni/Twp:WILLOUGHBY City/Muni/ Twp: WILLOUGHBY								
3	.09Mi.	**766 CHEROKEE TRL** **WILLOUGHBY, OH 44094-7273**	04/15/2026	$20,000			//		3,999 SF	
		APN: 27-B-057-O-00-053-0 Document #: 2026R007682 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 16 Land Lot: 22 MapRef: VOL E PG 13 Abbreviated Description: Subdivision:ARROWHEAD BEACH ALLOTMENT Tract No:16 Land Lot:22 Map Ref:VOL E PG 13City/Muni/Twp:WILLOUGHBY City/Muni/ Twp: WILLOUGHBY								
4	.1Mi.	**665 CHEROKEE TRL** **WILLOUGHBY, OH 44094-7202**	07/15/2026	$190,000	$198	960	5/3/1	1960	8,159 SF	
		APN: 27-B-057-N-00-083-0 Document #: 2026R015611 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98757889

Legal: Lot: 61&59 Block: 3 Subdivision: ARROWHEAD BEACH ALLOTMENT MapRef: VOL E PG 13 Abbreviated Description: Lot:61&59 Block:3 Subdivision:ARROWHEAD BEACH ALLOTMENT Map Ref:VOL E PG 13City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

5	.1Mi.	**635 TIOGA TRL** **WILLOUGHBY, OH 44094-7226**	06/03/2026	$100,000	$100	1000	6/4/1	1946	4,400 SF

APN: 27-B-057-N-00-033-0 Document #: 2026R011875
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: ARROWHEAD BEACH ALLOTMENT Land Lot: 37 MapRef: VOL E PG 13 Abbreviated Description: Block:2 Subdivision:ARROWHEAD BEACH ALLOTMENT Land Lot:37 Map Ref:VOL E PG 13City/Muni/Twp:WILLOUGTIBY City/Muni/Twp: WILLOUGTIBY

6	.11Mi.	**682 IROQUOIS TRL** **WILLOUGHBY, OH 44094-7218**	08/14/2026	$230,000	$169	1357	6/3/1	1970	5,602 SF

APN: 27-B-057-J-00-017-0 Document #: 2026R018359
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 3 Subdivision: ARROWHEAD BEACH Tract No: 16 Land Lot: 66 Abbreviated Description: Block:3 Subdivision:ARROWHEAD BEACH Tract No:16 Land Lot:66 City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

7	.11Mi.	**655 ORCHARD RD** **WILLOUGHBY, OH 44094-7244**	06/26/2026	$204,700	$190	1080	5/3/1	1968	4,051 SF

APN: 27-B-057-D-00-011-0 Document #: 2026R013866
Document Type: Fiduciary Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: LAKE FOREST PARK ALLOTMENT Land Lot: 14 MapRef: VOL D PG 53 Abbreviated Description: Block:2 Subdivision:LAKE FOREST PARK ALLOTMENT Land Lot:14 Map Ref:VOL D PG 53City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

8	.14Mi.	**6257 IROQUOIS TRL** **MENTOR, OH 44060-2905**	07/29/2026	$260,000	$181	1434	6/3/1	1976	4,600 SF

APN: 16-C-079-E-00-052-0 Document #: 2026R016867
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 8 Subdivision: ARROWHEAD BEACH ALLOTMENT Tract No: 16 Land Lot: 11 MapRef: VOL E PG 13 Abbreviated Description: Block:8 Subdivision:ARROWHEAD BEACH ALLOTMENT Tract No:16 Land Lot:11 Map Ref:VOL E PG 13City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

9	.26Mi.	**898 ORCHARD RD** **WILLOUGHBY, OH 44094-7249**	10/01/2026	$154,000	$185	832	5/3/1	1930	4,051 SF

APN: 27-B-057-F-00-007-0 Document #: 2026R022561
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 4 Subdivision: LAKE FOREST PARK ALLOTMENT Land Lot: 40 MapRef: VOL D PG 53 Abbreviated Description: Block:4 Subdivision:LAKE FOREST PARK ALLOTMENT Land Lot:40 Map Ref:VOL D PG 53City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

10	.33Mi.	**957 CHEROKEE TRL** **WILLOUGHBY, OH 44094-7208**	05/08/2026	$193,000	$213	906	6/3/1	1955	5,998 SF

APN: 27-B-055-A-00-055-0 Document #: 2026R009792
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: D Subdivision: RUSSELL ARROWHEAD COS ARROWHEAD BEACH ALLOTMENT NO Tract No: 9&13 Land Lot: 25 MapRef: VOL F PG 41 Abbreviated Description: Subdivision:RUSSELL ARROWHEAD COS ARROWHEAD BEACH ALLOTMENT NO Tract No:9&13 Land Lot:25 Map Ref:VOL F PG 41Abbreviated Description:LAND LOT: SUBLOT 27 & NORTHERLY 20 FT OF SUBLOT 27 City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

11	.34Mi.	**979 MOHEGAN TRL** **WILLOUGHBY, OH 44094-7303**	07/29/2026	$145,000	$166	874	6/3/1	1939	3,999 SF

APN: 27-B-055-B-00-031-0 Document #: 2026R016856
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: B Subdivision: ARROWHEAD BEACH ALLOTMENT NO 2 Tract No: 9 Land Lot: 21 MapRef: MB F PG 93 Abbreviated Description: Block:B Subdivision:ARROWHEAD BEACH ALLOTMENT NO 2 Tract No:9 Land Lot:21 Map Ref:MB F PG 93City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

12	.35Mi.	**7145 LAKE SHORE BLVD** **MENTOR, OH 44060-2951**	07/01/2026	$285,000	$131	2173	6/4/2	1964	17,921 SF

APN: 16-C-079-K-00-003-0 Document #: 2026R014343
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 150&151 Subdivision: LAKE ERIE ESTATES SUBDIVISION NO 3 Tract No: 13 MapRef: VOL L PG 52 Abbreviated Description: Lot:150&151 Subdivision:LAKE ERIE ESTATES SUBDIVISION NO 3 Tract No:13 Map Ref:VOL L PG 52City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

13	.36Mi.	**6374 S CEDARWOOD RD** **MENTOR, OH 44060-3442**	09/11/2026	$240,000	$148	1621	8/3/2	1972	11,199 SF

APN: 16-C-079-J-00-004-0 Document #: 2026R020828
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: TYLER SUBDIVISION Tract No: 13 MapRef: VOL 629 PG 218 Abbreviated Description: Subdivision:TYLER SUBDIVISION Tract No:13 Map Ref:VOL 629 PG 218City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

14	.36Mi.	**6243 FIRWOOD RD** **MENTOR, OH 44060-2937**	08/20/2026	$145,000	$80	1821	7/4/1	1966	11,600 SF

APN: 16-C-079-K-00-012-0 Document #: 2026R018881
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 139 Subdivision: LAKE ERIE ESTATES NO 3 Tract No: 13 Land Lot: 10&11 MapRef: VOL L PG 52 Abbreviated Description: Lot:139 Subdivision:LAKE ERIE ESTATES NO 3 Tract No:13 Land Lot:10&11 Map Ref:VOL L PG 52City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

15	.4Mi.	**845 SHADOWROW AVE** **WILLOUGHBY, OH 44094-7113**	10/09/2026	$107,600	$115	936	4/2/1	1945	3,520 SF

APN: 27-B-057-A-00-049-0 Document #: 2026R023325
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: RUSSELL REALTY COMPANYS Land Lot: 13 MapRef: VOL D PG 19 Abbreviated Description: Subdivision:RUSSELL REALTY COMPANYS Land Lot:13 Map Ref:VOL D PG 19City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

16	.4Mi.	**1034 GARDEN RD** **WILLOUGHBY, OH 44094-7320**	08/28/2026	$140,000	$208	672	4/2/1	1941	6,399 SF

APN: 27-B-057-G-00-016-0 Document #: 2026R019735
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 6 Subdivision: LAKE FOREST PARK Land Lot: 14 MapRef: VOL D PG 53 Abbreviated Description: Block:6 Subdivision:LAKE FOREST PARK Land Lot:14 Map Ref:VOL D PG 53City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

17	.41Mi.	**6342 AMBROSE DR** **MENTOR, OH 44060-3424**	08/06/2026	$250,000	$198	1264	8/3/1	1965	8,368 SF

APN: 16-C-079-M-00-047-0 Document #: 2026R017619
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: COLE ESTATES SUBDIVISION Tract No: 10 Land Lot: 28 MapRef: VOL N PG 48 Abbreviated Description: Subdivision:COLE ESTATES SUBDIVISION Tract No:10 Land Lot:28 Map Ref:VOL N PG 48City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

18	.42Mi.	**871 SHADOWROW AVE**	07/10/2026	$203,500	$154	1320	6/3/1	1983	3,402 SF

ICE SiteX Report

OrderID: 98757889

WILLOUGHBY, OH 44094-7167
APN: 27-B-057-B-00-040-0 Document #: 2026R015217
Document Type: Fiduciary Deed Price Code:
Land Use: Single Family Residential
Legal: Block: 4 Subdivision: WILLOBEEONTHELAKE Land Lot: 21 MapRef: VOL D PG 19 Abbreviated Description: Block:4 Subdivision:WILLOBEEONTHELAKE Land Lot:21 Map Ref:VOL D PG 19City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

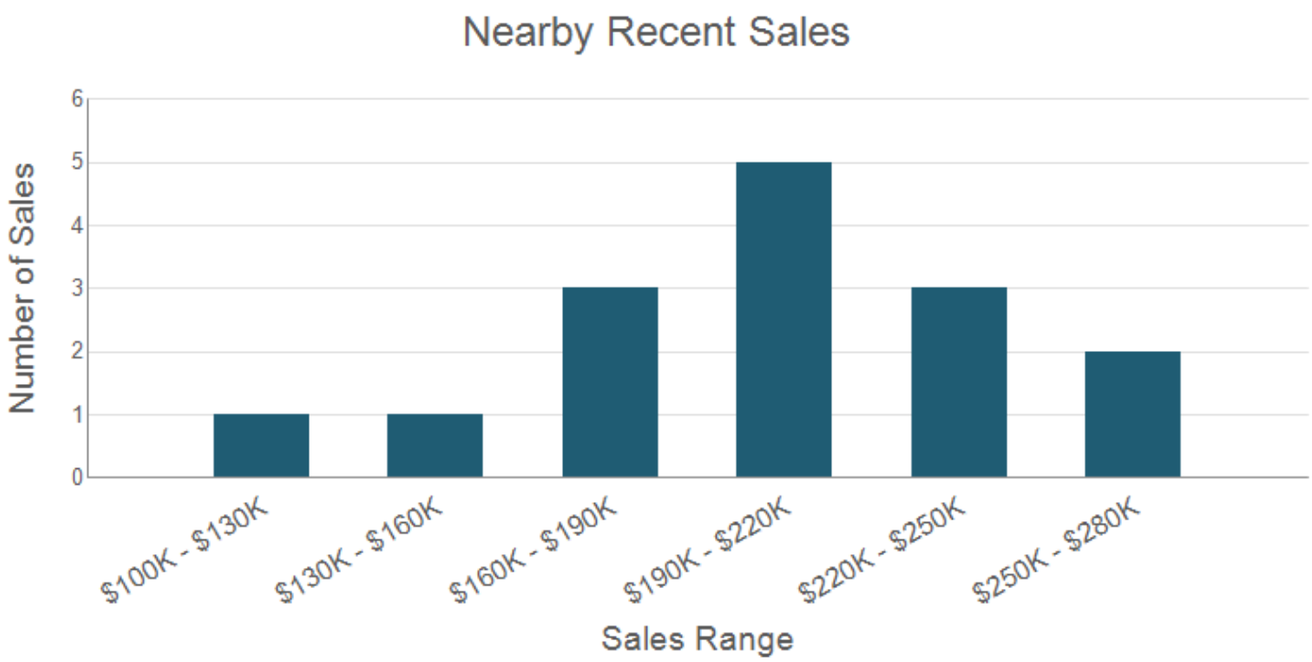
19	.45Mi.	**6389 AMBROSE DR**	08/28/2026	$240,000	$149	1609	7/3/2	1963	8,625 SF

MENTOR, OH 44060-3423
APN: 16-C-079-M-00-029-0 Document #: 2026R019761
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: COLE ESTATES SUBDIVISION Tract No: 13 Land Lot: 89 MapRef: VOL N PG 48 Abbreviated Description: Subdivision:COLE ESTATES SUBDIVISION Tract No:13 Land Lot:89 Map Ref:VOL N PG 48City/Muni/Twp:MENTOR City/Muni/Twp: MENTOR

20	.47Mi.	**951 SHADOWROW AVE**	10/16/2026	$235,000	$162	1452	6/3/1	1981	4,421 SF

WILLOUGHBY, OH 44094-7115
APN: 27-B-057-B-00-055-0 Document #: 2026R023930
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Block: 4 Subdivision: WILLOBEE ON THE LAKE Land Lot: 49 MapRef: MB D PG 19 Abbreviated Description: Block:4 Subdivision:WILLOBEE ON THE LAKE Land Lot:49 Map Ref:MB D PG 19City/Muni/Twp:WILLOUGHBY City/Muni/Twp: WILLOUGHBY

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.	**718 TIOGA TRL**	**04/02/2018**	$135,400	$47,390	960	5/3/1	1957	4,879 SF	
.01Mi.	**710 TIOGA TRL**	**04/01/2024**	$133,070	$46,570	960	6/3/1	1957	4,879 SF	
.02Mi.	**728 TIOGA TRL**	**01/03/1989**	$177,810	$62,230	1,052	5/2/1	1948	19,519 SF	
.02Mi.	**700 TIOGA TRL**	**05/29/2019**	$185,260	$64,840	1,776	7/4/2	1950	4,879 SF	
.03Mi.	**715 BIRCHWOOD DR**	**04/29/2003**	$205,950	$72,080	1,807	6/3/1	1950	16,200 SF	
.03Mi.	**713 TIOGA TRL**	**09/02/2010**	$111,830	$39,150	1,163	6/3/1	1930	3,999 SF	
.03Mi.	**719 TIOGA TRL**	**06/30/2006**	$131,130	$45,900	1,075	5/3/1	1969	3,999 SF	
.03Mi.	**688 TIOGA TRL**	**06/25/2025**	$120,820	$42,290	1,000	5/3/1	1957	4,879 SF	
.03Mi.	**707 BIRCHWOOD DR**	**07/22/1997**	$154,330	$54,010	1,353	5/4/1	1958	10,799 SF	
.03Mi.	**723 TIOGA TRL**	**08/13/2007**	$181,480	$63,520	1,546	7/3/1	1969	3,999 SF	
.03Mi.	**725 BIRCHWOOD DR**	**08/18/2020**	$208,070	$72,820	1,632	6/3/1	1953	16,200 SF	
.04Mi.	**730 TIOGA TRL**	**04/17/1991**	$138,930	$48,620	920	5/2/1	1951	4,918 SF	
.04Mi.	**695 BIRCHWOOD DR**	**09/11/2009**	$200,670	$70,230	1,353	6/3/2	1951	16,200 SF	
.04Mi.	**735 TIOGA TRL**	**06/28/2024**	$120,150	$42,060	1,056	4/2/1	1948	3,999 SF	
.04Mi.	**689 TIOGA TRL**		$118,650	$41,520	896	3/1/1	1923	4,121 SF	
.04Mi.	**733 BIRCHWOOD DR**	**02/18/1988**	$172,580	$60,400	1,332	7/2/1	1950	10,799 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

ICE SiteX Report

OrderID: 98757889

Demographics & Income

Median Age:	46.4 years old	Households:	16,561
Median Household Income:	$84,087	Households w/Family:	53%
Household Income Per Capita:	$44,729	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Willoughby-Eastlake City School District	Students:	6,861
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.69Mi.	**Grant Elementary School** Number of Students: 518 Student-Teacher Ratio: 14	C	Public	KG - 5
5.72Mi.	**Willoughby Middle School** Number of Students: 509 Student-Teacher Ratio: 11.31	D+	Public	6 - 8
5.54Mi.	**South High School** Number of Students: 995 Student-Teacher Ratio: 17.93	C+	Public	9 - 12

Flood Report

The Subject Property of **718 TIOGA TRL, WILLOUGHBY, OH 44094-7229** 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	110%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	106%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.