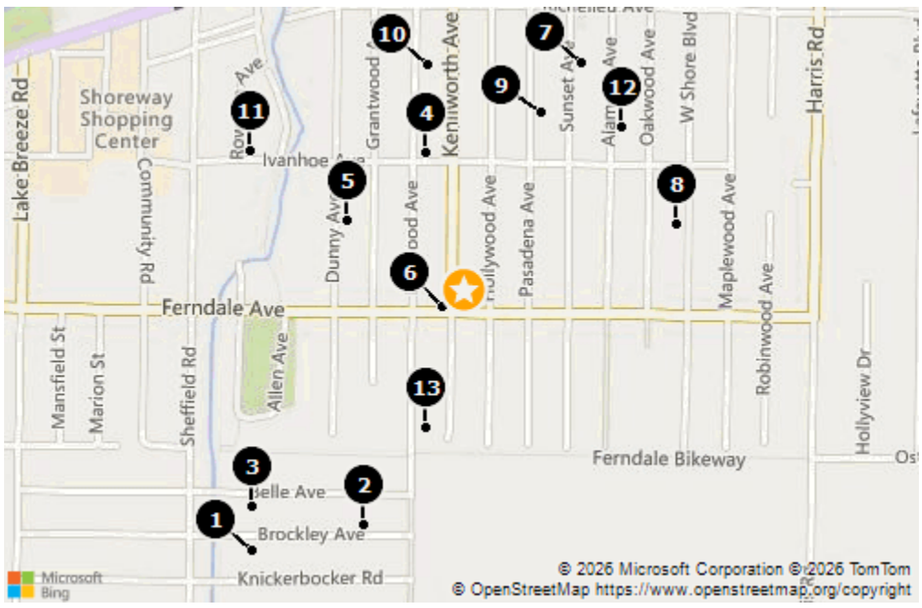
ICE SiteX Report

OrderID: 98677881

SiteX Property Information Report



Subject Property Location

779 KENILWORTH AVE, SHEFFIELD LAKE, OH 44054-1232

County:	**LORAIN OH**	Census Tract:	390930212.001022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-00-039-117-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$137,700 - $186,300	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	64
Assd Land Value:	$4,460	Market Land Value:	$12,740	Tax Year:	2025
Assd Improvement:	$27,400	Market Improvment Value:	$78,280	Total Taxable Value:	$1,546
Total Assessed Value:	$31,860	Total Assessor Market Value:	$91,020	Delinquent Year:	
				Tax Account ID:	53894
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 338 Block: 117 District: 64 Subdivision: CLEVE BEACH Map Ref: 6403039B 29900
Abbreviated Description: CLEV BCH 35 X 100 LOT # 338 C
City/Muni/Twp: SHEFFIELD LAKE CITY

Property Characteristics

Lot Size:	3,485 SF	Bedrooms:	3	Pool:	
Building Area:	1100 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1+A	Number of Cars:		A/C:	Central
Style:	Cape Cod	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/07/2025	Loan Amount:	N/A
Document #:	2025-0062800 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION
City/Muni/Twp: SHEFFIELD LAKE

Mortgage Record

Recording Date:	02/21/2025	Loan Amount:	N/A
Document #:	2025-0043120 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION
City/Muni/Twp: SHEFFIELD LAKE

Mortgage Record

Recording Date:	05/17/2024	Loan Amount:	N/A
Document #:	2024-0013526 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Land Lot: 39&40
City/Muni/Twp: SHEFFIELD LAKE

ICE SiteX Report

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Prior Transfer

Recording Date:	06/06/2022	Sales Price:	N/A
Document #:	2022-0878092 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$125,000
Document #:	2022-0874931 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/09/2022		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: VOL 9 PG 30
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$125,000
Document #:	2022002748 BK-PG 2022 -874931	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 338 Block: 117 District: 64 Subdivision: CLEVE BEACH Map Ref: 6403039B 29900
Abbreviated Description: CLEV BCH 35 X 100 LOT # 338 C
City/Muni/Twp: SHEFFIELD LAKE CITY

Mortgage Record

Recording Date:	11/01/2018	Loan Amount:	N/A
Document #:	2018-0693521 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$89,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$89,000
Document #:	2018-0693273 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/26/2018		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: VOL9 PG30
City/Muni/Twp: SHEFFIELD

Prior Transfer

Recording Date:	04/10/2018	Sales Price:	$24,800
Document #:	2018-0667951 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/09/2018		
Document Type:			

Legal Description:
Lot: 39-40 Subdivision: SHEFFIELD TOWNSHIP Map Ref: MB 9 PG 30
Abbreviated Description: SUBLOT NO 338

Prior Transfer

Recording Date:	06/30/2015	Sales Price:	$11,000
Document #:	2015-0550115 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/20/2015		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: MB9 PG30
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	08/29/2012	Sales Price:	$6,250
Document #:	2012-0426534 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/23/2012		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: MB9 PG30
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	03/14/2012	Sales Price:	$26,000
Document #:	2012-0405374 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/01/2012		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: MAP9 PG30
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	$35,000
Document #:	023112 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/13/2004		
Document Type:			

ICE SiteX Report

OrderID: 98677881

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: MAP9 PG30
Abbreviated Description: PART ORIGINAL SHEFFIELD TWP LOTS39&40
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	$45,000
Document #:	023110 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2004		
Document Type:			

Legal Description:
Lot: 338 Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Map Ref: MAP9 PG30
Abbreviated Description: PART ORIGINAL SHEFFIELD TWP LOTS39&40
City/Muni/Twp: SHEFFIELD LAKE

Prior Transfer

Recording Date:	10/20/1995	Sales Price:	$54,000
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/20/1995		
Document Type:			

Legal Description:
Abbreviated Description: CLEVELAND BEACH SUB LOT 338

Area Sales Analysis

Total Area Sales	$2,855,400	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,120 SF	Median Year Built	1967
Price Range - 2 Yrs	$165,900 to $280,000	Age Range	49 years to 126 years
Median Value	$216,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**4272 BROCKLEY AVE** **SHEFFIELD LAKE, OH 44054-2140**	09/02/2026	$220,000	$206	1064	5/3/1	1958	5,227 SF	
		APN: 03-00-029-106-009 Document #: 2026-0110117 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: C Subdivision: KNICKERBOCKER SUBDIVISION NO 2 Land Lot: 84&85 MapRef: VOL 12 PG 16 Abbreviated Description: Block:C Subdivision:KNICKERBOCKER SUBDIVISION NO 2 Land Lot:84&85 Map Ref:VOL 12 PG 16City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
2	.31Mi.	**4343 BROCKLEY AVE** **SHEFFIELD LAKE, OH 44054-2113**	07/22/2026	$206,000	$193	1064	8/4/1	1958	5,227 SF	
		APN: 03-00-029-104-051 Document #: 2026-0104582 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: KNICKERBOCKER SUBDIVISION NO 2 Land Lot: 54&55 MapRef: VOL 12 PG 16 Abbreviated Description: Subdivision:KNICKERBOCKER SUBDIVISION NO 2 Land Lot:54&55 Map Ref:VOL 12 PG 16City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
3	.37Mi.	**4272 BELLE AVE** **SHEFFIELD LAKE, OH 44054-2142**	07/07/2026	$200,000	$219	912	5/3/1	1957	5,227 SF	
		APN: 03-00-029-104-009 Document #: 2026-0102678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84&85 Subdivision: KNICKERBOCKER SUBDIVISION NO 2 MapRef: VOL 12 PG 16 Abbreviated Description: Lot:84&85 Subdivision:KNICKERBOCKER SUBDIVISION NO 2 Map Ref:VOL 12 PG 16City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
4	.17Mi.	**693 IDLEWOOD AVE** **SHEFFIELD LAKE, OH 44054-1224**	06/16/2026	$215,000	$154	1392	6/4/1	1972	6,970 SF	
		APN: 03-00-039-111-060 Document #: 2026-0099895 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: B Subdivision: CLEVELAND BEACH SUBDIVISION Land Lot: 384&395 MapRef: VOL 9 GP 30 Abbreviated Description: Block:B Subdivision:CLEVELAND BEACH SUBDIVISION Land Lot:384&395 Map Ref:VOL 9 GP 30City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
5	.16Mi.	**737 DUNNY AVE** **SHEFFIELD LAKE, OH 44054-1242**	06/02/2026	$220,000	$156	1404	8/3/2	1967	6,970 SF	
		APN: 03-00-040-119-054 Document #: 2026-0097993 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: C Subdivision: CLEVELAND BEACH ALLOTMENT Land Lot: 149 MapRef: VOL 9 PG 30 Abbreviated Description: Block:C Subdivision:CLEVELAND BEACH ALLOTMENT Land Lot:149 Map Ref:VOL 9 PG 30Abbreviated Description:LAND LOT : SUBLOT 152 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
6	.03Mi.	**790 KENILWORTH AVE** **SHEFFIELD LAKE, OH 44054-1233**	05/12/2026	$248,000	$135	1830	8/4/2	1900	6,970 SF	
		APN: 03-00-039-116-064 Document #: 2026-0095428 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: C Subdivision: CLEVELAND BEACH SUBDIVISION Land Lot: 367 MapRef: VOL 9 PG 30 Abbreviated Description: Block:C Subdivision:CLEVELAND BEACH SUBDIVISION Land Lot:367 Map Ref:VOL 9 PG 30Abbreviated Description:LAND LOT: SUBLOT 384 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
7	.31Mi.	**631 SUNSET AVE** **SHEFFIELD LAKE, OH 44054-1338**	04/28/2026	$216,000	$210	1028	7/5/2	1973	6,970 SF	
		APN: 03-00-039-115-062 Document #: 2026-0093560 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: B Subdivision: CLEVELAND BEACH Land Lot: 133 MapRef: VOL 9 PG 30 Abbreviated Description: Subdivision:CLEVELAND BEACH Land Lot:133 Map Ref:VOL 9 PG 30Abbreviated Description:LAND LOT: SUBLOTS 136 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE								
8	.27Mi.	**738 W SHORE BLVD** **SHEFFIELD LAKE, OH 44054-1349**	02/09/2026	$196,000	$175	1120	5/3/1	1971	6,534 SF	
		APN: 03-00-038-118-048 Document #: 2026-0084355 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Block: E Subdivision: WESTSHORE SUBDIVISION Land Lot: 92 MapRef: VOL 10 PG 3 Abbreviated Description: Subdivision:WESTSHORE SUBDIVISION Land Lot:92 Map Ref:VOL 10 PG 3Abbreviated Description:LANDLOT : SUBLOT 93 ; NORTHERLY 27FT OF SUBLOT 92&93 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

9	.24Mi.	**665 PASADENA AVE** **SHEFFIELD LAKE, OH 44054-1235**	01/09/2026	$165,900	$243	681	5/2/1	1920	3,485 SF

APN: 03-00-039-114-018 Document #: 2026-0081660
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: CLEVELAND BEACH SUBDIVISION Land Lot: 281 MapRef: VOL 9 PG 30 Abbreviated Description: Subdivision:CLEVELAND BEACH SUBDIVISION Land Lot:281 Map Ref:VOL 9 PG 30City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

10	.28Mi.	**631 IDLEWOOD AVE** **SHEFFIELD LAKE, OH 44054-1224**	11/13/2025	$204,500	$159	1279	6/4/2	1969	10,454 SF

APN: 03-00-039-111-055 Document #: 2025-0075173
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: B Subdivision: CLEVELAND BEACH ALLOTMENT Land Lot: 125 MapRef: VOL 9 PG 30 Abbreviated Description: Block:B Subdivision:CLEVELAND BEACH ALLOTMENT Land Lot:125 Map Ref:VOL 9 PG 30Abbreviated Description:LAND LOT: 144&155 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

11	.31Mi.	**687 ROWELYN AVE** **SHEFFIELD LAKE, OH 44054-1119**	11/05/2025	$280,000	$185	1512	9/3/2	1977	8,276 SF

APN: 03-00-040-110-029 Document #: 2025-0074266
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: ROWELYN BEACH ALLOTMENT Land Lot: 51 MapRef: VOL 11 PG 9 Abbreviated Description: Subdivision:ROWELYN BEACH ALLOTMENT Land Lot:51 Map Ref:VOL 11 PG 9Abbreviated Description:LAND LOT: SUBLOT 52; LAND LOT: TOWNSHIP LOT 40; LAND LOT: PART OF TOWNSHIP LOT 40 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

12	.28Mi.	**675 ALAMEDA AVE** **SHEFFIELD LAKE, OH 44054-1310**	09/25/2025	$234,000	$225	1040	5/3/1	1967	6,970 SF

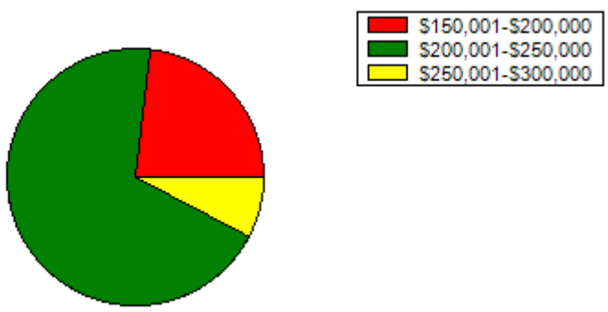
APN: 03-00-038-112-021 Document #: 2025-0069043
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: D Subdivision: WEST SHORE SUBDIVISION Land Lot: 38 MapRef: VOL 10 PG 3 Abbreviated Description: Lot:21&22 Subdivision:WEST SHORE SUBDIVISION Land Lot:38 Map Ref:VOL 10 PG 3Abbreviated Description:LAND LOT: PART OF TOWNSHIP LOT 38 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

13	.17Mi.	**873 IDLEWOOD AVE** **SHEFFIELD LAKE, OH 44054-2130**	09/10/2025	$250,000	$144	1732	8/4/2	1977	8,712 SF

APN: 03-00-039-121-064 Document #: 2025-0066902
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 336,355 Block: D Subdivision: CLEVELAND BEACH ALLOTMENT Land Lot: 39 MapRef: VOL 9 PG 30 Abbreviated Description: Lot:336,355 Block:D Subdivision:CLEVELAND BEACH ALLOTMENT Land Lot:39 Map Ref:VOL 9 PG 30Abbreviated Description:LOT: 366 City/Muni/Twp:SHEFFIELD LAKE City/Muni/Twp: SHEFFIELD LAKE

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.

ICE SiteX Report

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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.	**779 KENILWORTH AVE**	**05/11/2022**	$91,020	$31,860	1,100	6/3/1	1900	3,485 SF	
.01Mi.	**777 KENILWORTH AVE**	**05/31/2016**	$119,170	$41,710	1,194	6/2/1	1949	5,227 SF	
.01Mi.	**785 KENILWORTH AVE**		$122,310	$42,810	908	5/2/1	1930	6,970 SF	
.02Mi.	**771 KENILWORTH AVE**	**06/30/2014**	$131,670	$46,080	1,360	6/3/1	1959	5,227 SF	
.02Mi.	**782 HOLLYWOOD AVE**	**09/10/2025**	$109,600	$38,360	1,008	4/2/1	1919	3,485 SF	
.03Mi.	**790 HOLLYWOOD AVE**	**08/20/2019**	$83,230	$29,130	600	3/1/1	1948	3,485 SF	
.03Mi.	**770 HOLLYWOOD AVE**	**10/05/2021**	$228,860	$80,100	1,748	5/3/2	2004	3,485 SF	
.03Mi.	**786 KENILWORTH AVE**	**03/01/2021**	$207,240	$72,540	864	6/4/1	1974	6,970 SF	
.03Mi.	**765 KENILWORTH AVE**	**03/06/2014**	$94,250	$32,990	840	4/2/1	1949	6,970 SF	
.03Mi.	**782 KENILWORTH AVE**		$87,220	$30,530	632	4/2/1	1900	6,970 SF	
.03Mi.	**790 KENILWORTH AVE**	**11/21/2025**	$164,500	$57,580	1,830	8/4/2	1900	6,970 SF	
.04Mi.	**774 KENILWORTH AVE**		$140,980	$49,350	1,372	7/3/1	1947	6,970 SF	
.04Mi.	**800 HOLLYWOOD AVE**	**12/18/2003**	$224,940	$78,730	1,622	5/3/2	1995	5,663 SF	
.04Mi.	**761 KENILWORTH AVE**	**01/29/2015**	$124,750	$43,660	1,080	5/2/1	1945	6,970 SF	
.04Mi.	**760 HOLLYWOOD AVE**	**01/31/2014**	$223,200	$78,120	1,820	7/3/2	2004	3,485 SF	
.05Mi.	**805 KENILWORTH AVE**	**06/19/2019**	$154,190	$53,970	1,068	6/3/1	1974	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	45.6 years old	Households:	5,362
Median Household Income:	$75,342	Households w/Family:	58%
Household Income Per Capita:	$39,319	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Sheffield-Sheffield Lake City School District	Students:	1,455
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**Brookside High School** Number of Students: 415 Student-Teacher Ratio: 13.6 Advanced Placement: Yes	C	Public	9 - 12
0.91Mi.	**Knollwood Elementary School** Number of Students: 202 Student-Teacher Ratio: 18.36	NA	Public	1 - 2
1.30Mi.	**Brookside Intermediate School** Number of Students: 416 Student-Teacher Ratio: 18.37	C+	Public	3 - 6
0.73Mi.	**Forestlawn Early Learning Center** Number of Students: 163 Student-Teacher Ratio: 13.11	NA	Public	PK - KG
1.18Mi.	**Brookside Middle School** Number of Students: 259 Student-Teacher Ratio: 19.06	B-	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	142%	NOTABLY HIGHER
OVERALL	136%	NOTABLY 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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ICE SiteX Report

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