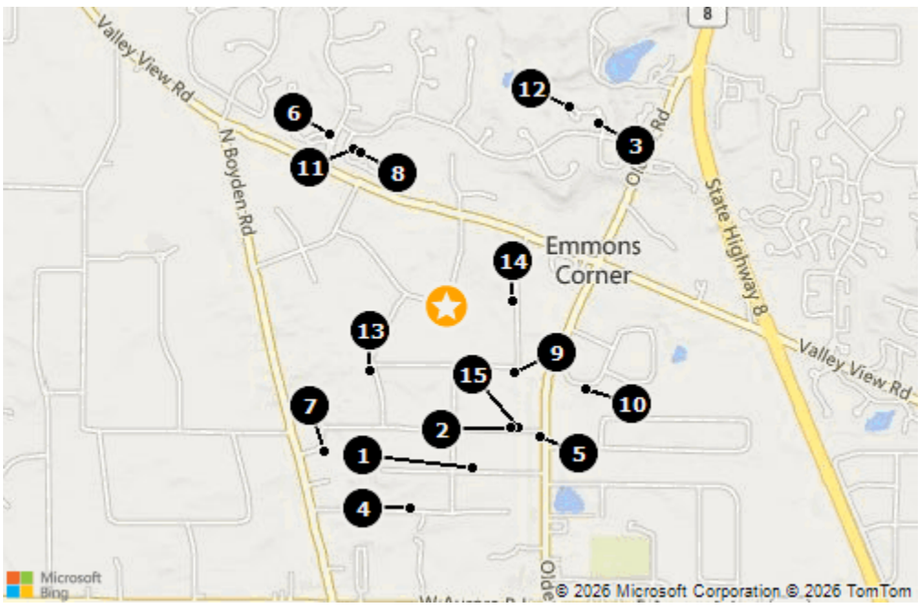
ICE SiteX Report

OrderID: 98504579

SiteX Property Information Report



Subject Property Location

8257 CRICKET LN, NORTHFIELD, OH 44067-1801

County:	**SUMMIT OH**	Census Tract:	391535327.052001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	42-00308	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$209,840 - $278,160	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	42
Assd Land Value:	$16,604	Market Land Value:	$47,440	Tax Year:	2024
Assd Improvement:	$70,689	Market Improvment Value:	$201,970	Total Taxable Value:	$5,236
Total Assessed Value:	$87,293	Total Assessor Market Value:	$249,410	Delinquent Year:	
				Tax Account ID:	NF0037901001000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 260 Subdivision: SAGAMORE HILLS EST SUBDN
Abbreviated Description: SAGAMORE HILLS EST SUBDN #8 LOT 260 ALLCRYSTAL CREEK RD
City/Muni/Twp: SAGAMORE HILLS TWP

Property Characteristics

Lot Size:	31,250 SF	Bedrooms:	3	Pool:	
Building Area:	2198 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/26/2025	Sales Price:	$75,000
Document #:	56989461 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/08/2025	Sales Price:	N/A
Document #:	56946831 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/28/2025		
Document Type:			

Legal Description:
Lot: 260 Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 8 Map Ref: MB 64 PG 31-32
City/Muni/Twp: SAGAMORE HILLS

Prior Transfer

Recording Date:	09/11/2019	Sales Price:	$75,000
Document #:	56490354 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2019	Sales Price:	$75,000

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Document #:	56489886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/14/2010	Sales Price:	$154,400
Document #:	55700044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/29/2006	Loan Amount:	N/A
Document #:	55372724 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/03/2036	Type Finance:	

Legal Description:
Lot: 260 Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION #8
City/Muni/Twp: SAGAMORE HILLS

Prior Transfer

Recording Date:	09/06/2006	Sales Price:	N/A
Document #:	55363879 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/24/2006	Loan Amount:	N/A
Document #:	55281999 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2021	Type Finance:	

Legal Description:
Lot: 260 Subdivision: THE SAGAMORE HILLS ESTATES SUBDIVISION #8
City/Muni/Twp: SAGAMORE HILLS

Prior Transfer

Recording Date:	01/24/2006	Sales Price:	$193,000
Document #:	55281997 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/2006		
Document Type:			

Legal Description:
Lot: 260 Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION #8 Map Ref: MB64 PG31&32
City/Muni/Twp: SAGAMORE HILLS

Prior Transfer

Recording Date:	01/24/2006	Sales Price:	$193,000
Document #:	1380 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 260 Subdivision: SAGAMORE HILLS EST SUBDN
Abbreviated Description: SAGAMORE HILLS EST SUBDN #8 LOT 260 ALLCRYSTAL CREEK RD
City/Muni/Twp: SAGAMORE HILLS TWP

Area Sales Analysis

Total Area Sales	$4,798,300	Median # of Bedrooms	3
Median Lot Size	24,999 SF	Median # of Baths	2
Median Living Area	1,560 SF	Median Year Built	1966
Price Range - 2 Yrs	$242,900 to $409,000	Age Range	27 years to 72 years
Median Value	$308,400	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**99 LUCY LN** **NORTHFIELD, OH 44067-1821**	08/28/2026	$299,000	$172	1731	7/4/1	1960	22,599 SF	
		APN: 40-01382 Document #: 57045182 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LUCY PICONES SUBDIVISION Land Lot: 30 MapRef: VOL 48 PG 49 Abbreviated Description: Subdivision:LUCY PICONES SUBDIVISION Land Lot:30 Map Ref:VOL 48 PG 49City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER								
2	.31Mi.	**55 SPRINGWOOD RD** **NORTHFIELD, OH 44067-1815**	08/21/2026	$287,500	$171	1680	7/3/2	1966	35,000 SF	Yes
		APN: 75-00031 Document #: 57043523 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 11 Land Lot: 392 MapRef: MB 66 PG 52 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATES SUBDIVISION NO 11 Land Lot:392 Map Ref:MB 66 PG 52City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER								
3	.58Mi.	**8578 PINE CREEK LN** **NORTHFIELD, OH 44067-1882**	08/07/2026	$349,000	$266	1310	6/2/2	1998	4,805 SF	
		APN: 45-04702 Document #: 57040482 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: PINECREEK RESERVE Legal Unit: 27 MapRef: DOC 54215878 Abbreviated Description: Subdivision:PINECREEK RESERVE Legal Unit:27 Map Ref:DOC 54215878City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS								
4	.48Mi.	**197 SPRING CREEK RD** **NORTHFIELD, OH 44067-2051**	07/22/2026	$308,400	$259	1188	7/3/2	1965	24,999 SF	
		APN: 75-00030 Document #: 57036649 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 13 Land Lot: 450 MapRef: MB 66 PG 54&55 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATES SUBDIVISION NO 13 Land Lot:450 Map Ref:MB 66 PG 54&55City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER								

ICE SiteX Report

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5	.39Mi.	**9550 OLDE 8 RD** **NORTHFIELD, OH 44067-1925**	07/14/2026	$266,000	$140	1900	9/3/3	1971	34,848 SF

APN: 40-01599 Document #: 57034851
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER

6	.51Mi.	**8471 WATERSIDE DR** **NORTHFIELD, OH 44067-3214**	07/02/2026	$404,500	$259	1560	6/3/3	1996	5,083 SF

APN: 45-03249 Document #: 57032597
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: WATERSIDE CLUSTER DEVELOPMENT PHASE 1 MapRef: CAB K SL 446-448 Abbreviated Description: Lot:1 Block:1 Subdivision:WATERSIDE CLUSTER DEVELOPMENT PHASE 1 Map Ref:CAB K SL 446-448City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

7	.45Mi.	**6977 SPRINGLEDGE RD** **NORTHFIELD, OH 44067-1812**	06/26/2026	$280,000	$186	1500	7/3/1	1968	27,878 SF

APN: 42-00052 Document #: 57031226
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SAGAMORE HILLS ESTATE SUBDIVISION NO 16 MapRef: MB 72 PG 13 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATE SUBDIVISION NO 16 Map Ref:MB 72 PG 13City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

8	.43Mi.	**321 STONE BRIDGE DR** **NORTHFIELD, OH 44067-3274**	06/24/2026	$325,000	$261	1244	5/2/2	1996	4,735 SF

APN: 45-03928 Document #: 57030711
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 1-B Subdivision: STONE BRIDGE VILLAGE CLUSTER DEVELOPMENT PHASE I Land Lot: 30 MapRef: CAB J SL 671-682 Abbreviated Description: Block:1-B Subdivision:STONE BRIDGE VILLAGE CLUSTER DEVELOPMENT PHASE I Land Lot:30 Map Ref:CAB J SL 671-682City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

9	.26Mi.	**26 SANDY HILL RD** **NORTHFIELD, OH 44067-1834**	06/08/2026	$390,000	$196	1986	8/4/2	1962	40,502 SF

APN: 42-00201 Document #: 57026848
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 9 Land Lot: 325 MapRef: VOL 62 PG 50&51 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATES SUBDIVISION NO 9 Land Lot:325 Map Ref:VOL 62 PG 50&51City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

10	.4Mi.	**50 BUTTERNUT LN** **NORTHFIELD, OH 44067-1935**	06/04/2026	$271,000	$231	1173	5/3/1	1954	22,298 SF

APN: 40-01912 Document #: 57026335
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: EHLERTS BUTTERNUT LANE SUBDIVISION NO 1 Land Lot: 7 MapRef: VOL 43 PG 45 Abbreviated Description: Subdivision:EHLERTS BUTTERNUT LANE SUBDIVISION NO 1 Land Lot:7 Map Ref:VOL 43 PG 45City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER

11	.45Mi.	**391 STONE BRIDGE DR** **NORTHFIELD, OH 44067-3274**	06/01/2026	$270,000	$216	1250	5/2/2	1996	4,234 SF

APN: 45-03932 Document #: 57025226
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 1-B Subdivision: STONE BRIDGE VILLAGE CLUSTER DEVELOPMENT PHASE 1 Land Lot: 34 MapRef: CAB M SL 233-235 Abbreviated Description: Block:1-B Subdivision:STONE BRIDGE VILLAGE CLUSTER DEVELOPMENT PHASE 1 Land Lot:34 Map Ref:CAB M SL 233-235City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

12	.57Mi.	**8683 PINE CREEK LN** **NORTHFIELD, OH 44067-1881**	04/01/2026	$409,000	$174	2343	8/4/2	1999	5,014 SF

APN: 45-04690 Document #: 57012945
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: PINECREEK RESERVE AT EATON ESTATE CLUSTER DEVELOPM Legal Unit: 15 MapRef: DOC 54215878 Abbreviated Description: Subdivision:PINECREEK RESERVE AT EATON ESTATE CLUSTER DEVELOPM Legal Unit:15 Map Ref:DOC 54215878City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

13	.26Mi.	**8094 ROLLING BROOK RD** **NORTHFIELD, OH 44067-1809**	02/25/2026	$347,000	$177	1957	8/4/1	1964	40,001 SF

APN: 42-00011 Document #: 57005501
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SAGAMORE HILLS ESTATES NO 10A Land Lot: 356 MapRef: MB 64 PG 41-42 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATES NO 10A Land Lot:356 Map Ref:MB 64 PG 41-42City/Muni/Twp:SAGAMORE HILIS City/Muni/Twp: SAGAMORE HILIS

14	.13Mi.	**8636 WOOD HOLLOW RD** **NORTHFIELD, OH 44067-1853**	01/08/2026	$349,000	$177	1968	8/4/2	1962	40,402 SF

APN: 42-00168 Document #: 56997092
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 305 Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 9 MapRef: VOL 62 PG 50-51 Abbreviated Description: Lot:305 Subdivision:SAGAMORE HILLS ESTATES SUBDIVISION NO 9 Map Ref:VOL 62 PG 50-51City/Muni/Twp:SAGAMORE HILLS City/Muni/Twp: SAGAMORE HILLS

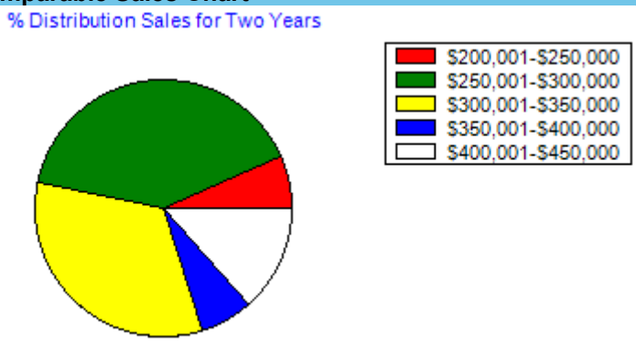
15	.32Mi.	**45 SPRINGWOOD RD** **NORTHFIELD, OH 44067-1815**	12/29/2025	$242,900	$188	1288	6/3/1	1965	37,100 SF

APN: 75-00051 Document #: 56995010
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SAGAMORE HILLS ESTATES SUBDIVISION NO 11 Land Lot: 391 MapRef: MB 66 PG 52&53 Abbreviated Description: Subdivision:SAGAMORE HILLS ESTATES SUBDIVISION NO 11 Land Lot:391 Map Ref:MB 66 PG 52&53City/Muni/Twp:NORTHFIELD CENTER City/Muni/Twp: NORTHFIELD CENTER

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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.	**8257 CRICKET LN**	**01/24/2006**	$249,410	$87,293	2,198	6/3/1	1961	31,250 SF	
.03Mi.	**8249 CRYSTAL CREEK RD**	**09/17/2013**	$263,780	$92,322	1,948	6/3/2	1962	42,201 SF	
.04Mi.	**8261 CRICKET LN**	**04/27/2009**	$213,710	$74,798	1,488	7/3/2	1961	30,000 SF	
.04Mi.	**8279 CRICKET LN**	**09/29/2021**	$232,080	$81,228	1,948	7/4/2	1962	36,455 SF	
.05Mi.	**8241 CRYSTAL CREEK RD**	**06/25/2014**	$203,000	$71,049	1,456	6/3/1	1961	42,201 SF	
.06Mi.	**8265 CRICKET LN**	**08/19/1992**	$226,710	$79,348	1,624	7/3/1	1961	29,107 SF	
.06Mi.	**8274 CRYSTAL CREEK RD**	**04/28/2021**	$314,490	$110,071	2,254	8/4/2	1962	1 SF	
.06Mi.	**8250 CRYSTAL CREEK RD**	**02/12/2007**	$252,290	$88,301	1,826	6/3/1	1962	1 SF	
.07Mi.	**8277 CRICKET LN**	**11/13/2000**	$231,370	$80,979	1,312	6/3/1	1962	41,800 SF	
.07Mi.	**8233 CRYSTAL CREEK RD**	**08/23/2022**	$262,060	$91,720	1,494	7/3/1	1961	38,298 SF	
.07Mi.	**8273 CRICKET LN**	**08/23/2022**	$234,240	$81,984	1,757	5/4/2	1961	28,859 SF	
.08Mi.	**8269 CRICKET LN**		$247,210	$86,523	1,596	7/3/2	1962	40,071 SF	
.08Mi.	**8287 CRYSTAL CREEK RD**	**06/22/2001**	$304,610	$106,613	2,524	6/4/3	1961	1 SF	
.08Mi.	**8228 CRYSTAL CREEK RD**	**08/13/1999**	$238,390	$83,436	1,766	6/4/2	1960	1 SF	
.09Mi.	**8298 CRYSTAL CREEK RD**	**11/14/2024**	$219,050	$76,667	1,416	6/3/1	1961	42,349 SF	
.1Mi.	**8297 CRYSTAL CREEK RD**	**08/28/2006**	$244,570	$85,599	1,948	7/4/2	1962	42,549 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	47.2 years old	Households:	8,598
Median Household Income:	$94,299	Households w/Family:	66%
Household Income Per Capita:	$51,170	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Nordonia Hills City School District	Students:	3,405
Number of Schools:	7	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.72Mi.	**Rushwood Elementary School** Number of Students: 355 Student-Teacher Ratio: 17.99	A+	Public	KG - 4
2.32Mi.	**Nordonia High School** Number of Students: 1,223 Student-Teacher Ratio: 17.08 Advanced Placement: Yes	B+	Public	9 - 12
0.76Mi.	**Nordonia Middle School** Number of Students: 524 Student-Teacher Ratio: 13.27	A	Public	7 - 8
1.18Mi.	**Lee Eaton Intermediate School** Number of Students: 487 Student-Teacher Ratio: 15.66	A	Public	5 - 6

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Flood Report

The Subject Property of **8257 CRICKET LN, NORTHFIELD, OH 44067-1801** 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	92%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	83%	LOWER
OVERALL	68%	NOTABLY 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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