

PROPERTY PROFILE

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	3725 Tolland Rd Shaker Heights, OH 44122	\$182,000.00	3/30/2005	3	2.00	\$113	1,609	6,499	1953	
1	3658 Traver Rd Beachwood, OH 44122	\$220,000.00	8/14/2017	4	3.00	\$120	1,821	6,500	1936	0.24
2	3661 Gridley Rd Shaker Heights, OH 44122	\$185,000.00	7/11/2017	3	2.00	\$118	1,566	5,602	1939	0.40
3	18414 Lomond Blvd Shaker Heights, OH 44122	\$187,500.00	6/6/2017	4	3.00	\$109	1,710	11,317	1941	0.40
4	3651 Gridley Rd Shaker Heights, OH 44122	\$204,000.00	5/31/2017	4	4.00	\$121	1,684	6,300	1941	0.40
5	3693 Lynnfield Rd Shaker Heights, OH 44122	\$173,000.00	5/24/2017	4	2.00	\$102	1,686	5,400	1946	0.20
6	19620 Lomond Blvd Shaker Heights, OH 44122	\$186,500.00	5/18/2017	4	3.00	\$111	1,672	7,600	1929	0.25
7	3566 Sutherland Rd Shaker Heights, OH 44122	\$202,000.00	5/5/2017	3	2.00	\$107	1,878	6,500	1939	0.30
8	3566 Stoer Rd Shaker Heights, OH 44122	\$172,900.00	5/5/2017	4	2.00	\$97	1,769	6,000	1936	0.32
9	19619 Sussex Rd Beachwood, OH 44122	\$210,790.00	2/28/2017	3	3.00	\$117	1,798	8,700	1939	0.38
10	3693 Glencairn Rd Shaker Heights, OH 44122	\$180,000.00	1/25/2017	4	2.00	\$120	1,495	5,600	1945	0.45
11	3725 Stoer Rd Shaker Heights, OH 44122	\$195,000.00	10/14/2016	3	3.00	\$106	1,832	8,250	1950	0.06
12	3626 Townley Rd Shaker Heights, OH 44122	\$193,000.00	9/22/2016	3	3.00	\$132	1,456	6,900	1929	0.25
13	18908 Lomond Blvd Shaker Heights, OH 44122	\$189,400.00	9/22/2016	4	3.00	\$101	1,866	8,821	1931	0.31
14	3581 Lytle Rd Shaker Hts, OH 44122	\$182,900.00	6/15/2016	4	2.00	\$102	1,792	6,599	1935	0.40
15	3721 Townley Rd Shaker Heights, OH 44122	\$179,500.00	6/2/2016	4	3.00	\$105	1,706	6,750	1941	0.13

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	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
16	3646 Tolland Rd Shaker Heights, OH 44122	\$185,000.00	5/25/2016	3	3.00	\$102	1,798	7,500	1937	0.16
17	3706 Glencairn Rd Shaker Heights, OH 44122	\$170,000.00	4/25/2016	3	2.00	\$108	1,568	5,998	1941	0.48
18	3693 Gridley Rd Shaker Heights, OH 44122	\$185,000.00	4/21/2016	3	2.00	\$118	1,564	5,600	1950	0.39

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Comparable Sales - Analysis

Subject Property: 3725 Tolland Rd, Shaker Heights, OH 44122

	High	Low	Average
Sale Price	\$220,000	\$170,000	\$188,972
Assessed Value	\$64,970	\$36,160	\$52,971
\$/SqFt	\$132	\$97	\$111
Beds	4	3	3.56
Baths	4.00	2.00	2.61
SqFt(Structure)	1,878	1,456	1,703
SqFt(Lot)	11,317	5,400	6,996
Year Built	1950	1929	1939

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Comparables Map

