

PROPERTY PROFILE

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	1431 Rosewood Ave Lakewood, OH 44107	\$37,000.00	10/1/1976	4	2.00	\$17	2,070	6,399	1904	
1	1379 Westlake Ave Lakewood, OH 44107	\$247,500.00	9/19/2017	6	2.00	\$108	2,288	6,000	1908	0.19
2	1624 Robinwood Ave Lakewood, OH 44107	\$227,200.00	9/8/2017	4	2.00	\$112	2,028	6,040	1910	0.87
3	1225 Hathaway Ave Lakewood, OH 44107	\$211,450.00	8/18/2017	5	3.00	\$88	2,384	5,200	1917	1.10
4	1631 Orchard Grove Ave Lakewood, OH 44107	\$190,000.00	6/30/2017	4	2.00	\$96	1,976	4,800	1917	0.39
5	13503 Elbur Ln Lakewood, OH 44107	\$204,000.00	6/8/2017	4	2.00	\$91	2,225	9,900	1959	1.19
6	2024 Carabel Ave Lakewood, OH 44107	\$212,000.00	8/29/2016	5	2.00	\$88	2,384	6,500	1955	0.55

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Comparable Sales - Analysis

Subject Property: 1431 Rosewood Ave, Lakewood, OH 44107

	High	Low	Average
Sale Price	\$247,500	\$190,000	\$215,358
Assessed Value	\$59,710	\$34,930	\$50,040
\$/SqFt	\$112	\$88	\$97
Beds	6	4	4.67
Baths	3.00	2.00	2.17
SqFt(Structure)	2,384	1,976	2,214
SqFt(Lot)	9,900	4,800	6,407
Year Built	1959	1908	1928

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Comparables Map

