

PROPERTY PROFILE

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	1510 Lauderdale Ave Lakewood, OH 44107	\$100,000.00	9/6/2017	3	1.00	\$56	1,780	4,320	1904	
1	17508 Fries Ave Lakewood, OH 44107	\$210,000.00	8/10/2017	4	1.00	\$133	1,574	4,600	1918	0.32
2	1578 Northland Ave Lakewood, OH 44107	\$249,500.00	5/25/2017	3	2.00	\$147	1,692	6,500	1912	0.22
3	1421 Westwood Ave Lakewood, OH 44107	\$213,000.00	5/18/2017	4	1.00	\$140	1,514	4,480	1906	0.41
4	1472 Cordova Ave Cleveland, OH 44107	\$210,000.00	5/2/2017	3	1.00	\$149	1,406	4,400	1914	0.13
5	1492 Northland Ave Lakewood, OH 44107	\$230,400.00	4/11/2017	3	1.00	\$138	1,664	6,500	1911	0.18
6	1437 Westwood Ave Lakewood, OH 44107	\$275,000.00	2/28/2017	4	1.00	\$166	1,650	4,482	1907	0.40
7	1434 Rosewood Ave Cleveland, OH 44107	\$240,000.00	2/17/2017	3	1.00	\$146	1,642	4,800	1910	0.32
8	1474 Wagar Ave Lakewood, OH 44107	\$211,474.00	1/31/2017	3	1.00	\$110	1,913	6,750	1908	0.09
9	1517 Wagar Ave Lakewood, OH 44107	\$210,000.00	12/19/2016	4	1.00	\$117	1,780	6,752	1911	0.09
10	1433 Westwood Ave Lakewood, OH 44107	\$283,000.00	12/16/2016	4	1.00	\$174	1,626	4,480	1907	0.40
11	1547 Arthur Ave Lakewood, OH 44107	\$277,500.00	12/15/2016	3	1.00	\$150	1,838	7,350	1916	0.50
12	1618 Wagar Ave Lakewood, OH 44107	\$212,000.00	10/12/2016	3	1.00	\$147	1,442	5,400	1909	0.21
13	1610 Rosewood Ave Lakewood, OH 44107	\$260,500.00	10/11/2016	3	1.00	\$165	1,576	4,800	1904	0.35
14	1515 Lakeland Ave Lakewood, OH 44107	\$290,000.00	8/31/2016	3	1.00	\$201	1,440	4,840	1901	0.43
15	1430 Spring Garden Ave Lakewood, OH 44107	\$219,000.00	8/18/2016	4	1.00	\$137	1,598	7,700	1905	0.28

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	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
16	1576 Arthur Ave Lakewood, OH 44107	\$256,500.00	8/4/2016	4	1.00	\$150	1,708	7,500	1920	0.47
17	1464 Arthur Ave Lakewood, OH 44107	\$245,000.00	7/1/2016	4	2.00	\$120	2,039	8,821	1917	0.46
18	1523 Woodward Ave Lakewood, OH 44107	\$207,000.00	6/28/2016	3	1.00	\$143	1,440	5,040	1910	0.15
19	1515 Rosewood Ave Lakewood, OH 44107	\$250,000.00	5/10/2016	4	2.00	\$144	1,728	4,640	1901	0.32

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Comparable Sales - Analysis

Subject Property: 1510 Lauderdale Ave, Lakewood, OH 44107

	High	Low	Average
Sale Price	\$290,000	\$207,000	\$239,467
Assessed Value	\$69,970	\$27,030	\$48,073
\$/SqFt	\$201	\$110	\$146
Beds	4	3	3.47
Baths	2.00	1.00	1.16
SqFt(Structure)	2,039	1,406	1,646
SqFt(Lot)	8,821	4,400	5,781
Year Built	1920	1901	1910

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Comparables Map

