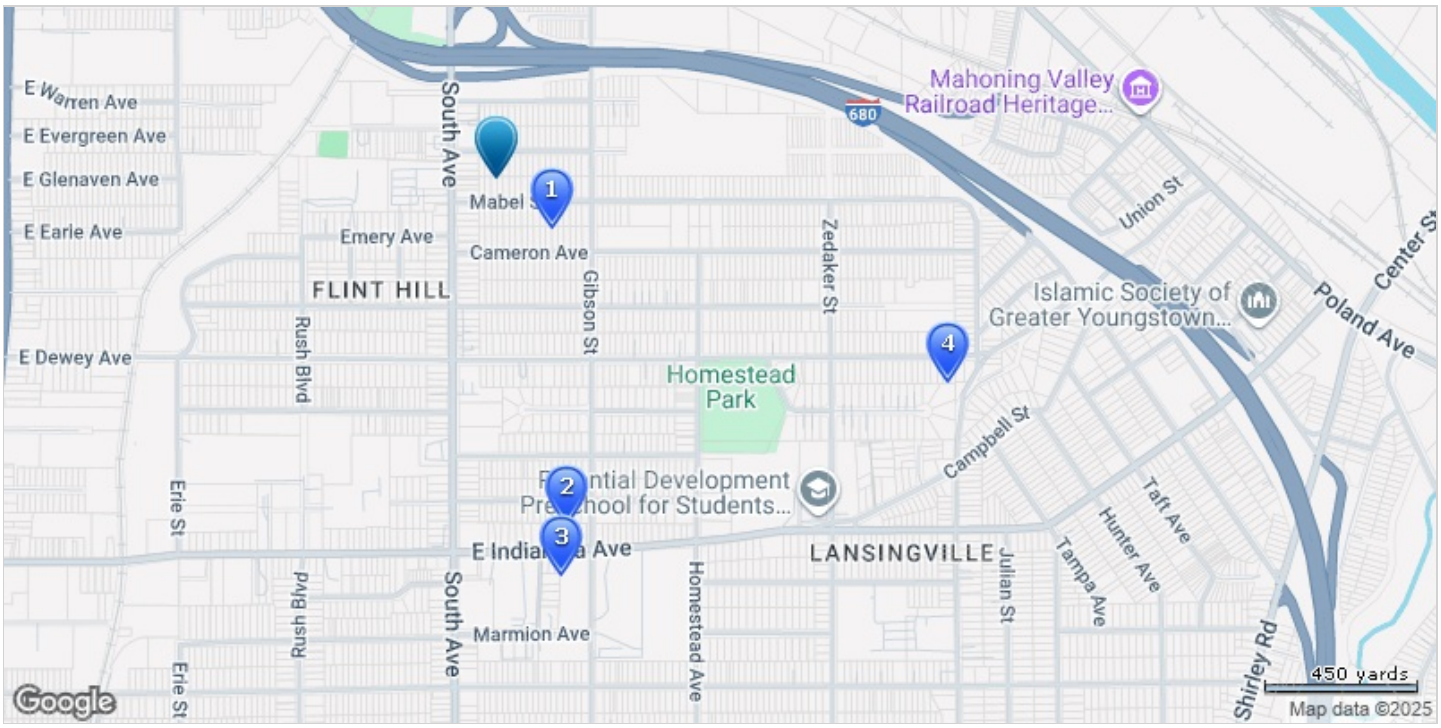
525 Samuel Ave, Youngstown, OH 44502-2231, Mahoning County

APN: 53-038-0-036.00-0 CLIP: 4546939474



SEARCH CRITERIA			
Number of Comparables	**4**	Site Influence	**No Preference**
Sort Method	**Distance From Subject (Closest)**	Date Type	**Recording Date**
Pool	**No Preference**	Search Period	**12/01/2024 - 12/01/2025**
Distance from Subject	**1 miles**	Living/Building Area	**884 - 1,196 Sq Ft**
Distressed Sales	**Include All Tax Sales**	Land Use	**Same As Subject**
Geographic Boundary	**No Preference**		

SUMMARY STATISTICS

	Subject Property	High	Low	Median	Average
Sale Price		**$78,000**	**$45,000**	**$63,150**	**$62,325**
Price Per Sq Ft		**$66.78**	**$40.18**	**$57.00**	**$55.24**
Building Sq Ft	**1,040**	**1,168**	**1,068**	**1,130**	**1,124**
Bedrooms	**2**	**3**	**2**	**3**	**3**
Total Baths	**1**	**2**	**1**	**1**	**1**
Stories	**2**	**2**	**1**	**2**	**2**
Distance (miles)		**0.62**	**0.09**	**0.47**	**0.41**
Year Built	**1917**	**1959**	**1915**	**1942**	**1939**
Total Assessment	**$22,010**	**$43,670**	**$15,810**	**$23,040**	**$26,390**
Value Projected by Assessment	**$60,010**				
Value Projected by Sq Ft	**$57,450**				
RealAVM™(1)	**$42,200**	**$71,800**	**$53,100**	**$63,450**	**$62,950**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

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	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	525 Samuel Ave	**617 Mabel St**	**569 Miller St**	**609 E Indianola Ave**
Formatted PID	53-038-0-036.00-0	**53-113-0-522.00-0**	**53-112-0-340.00-0**	**53-116-0-640.00-0**
Township	Youngstown City	**Youngstown City**	**Youngstown City**	**Youngstown City**
Recording Date		**08/01/2025**	**02/12/2025**	**10/09/2025**
Sales Date		**07/30/2025**	**Tax: 02/06/2025 MLS: 02/12/2025**	**09/24/2025**
Sale Price		**$72,000**	**$54,300**	**$45,000**
Price Per Sq Ft		**$63.16**	**$50.84**	**$40.18**
Building Sq Ft	1,040	**Tax: 1,140 MLS: 1,184**	**1,068**	**1,120**
Stories	2	**2**	**1**	**2**
Total Rooms	5	**6**	**7**	**6**
Bedrooms	2	**Tax: 3 MLS: 2**	**3**	**3**
Bathrooms (Full)	1	**1**	**1**	**1**
Bathrooms (Half)		**1**		
Exterior	Frame	**Frame**	**Frame**	**Frame**
Garage Type	Detached Garage	**Detached Garage**	**Attached Garage**	**Detached Garage**
Garage Capacity	MLS: 1	**MLS: 2**	**1**	
Effective Year Built				
Water	Type Unknown	**Type Unknown**	**Type Unknown**	**Type Unknown**
Year Built	1917	**1925**	**1958**	**1915**
Sewer	Type Unknown	**Type Unknown**	**Type Unknown**	**Type Unknown**
Heat Type	Heated	**Heated**	**Heated**	**Heated**
Lot Frontage	40	**40**	**46**	**39**
Lot Depth	140	**140**	**125**	**150**
Lot Acres	0.129	**0.129**	**0.132**	**0.134**
State Use	Single Family	**Single Family**	**Single Family**	**Single Family**
Lot Sq Ft	5,619	**5,619**	**5,750**	**5,837**
Annual Tax	$378	**$472**	**$749**	**$3**
County Land Use	Residential	**Residential**	**Residential**	**Residential**
Universal Land Use	SFR	**SFR**	**SFR**	**SFR**
Condition	Average	**Average**	**Average**	**Fair**
School District Name	Youngstown Csd	**Youngstown Csd**	**Youngstown Csd**	**Youngstown Csd**
Subdivision	City/Youngstown	**Samuel Gibson Place**	**Gibson Rep**	**East Indianola Avenue**
Distance (miles)		**0.09**	**0.44**	**0.50**
Style	Conventional	**Conventional**	**Conventional**	**Conventional**
MLS Listing #	5141238	**5110682**	**5094433**	

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	Subject Property	Comparable 4
		
Address	525 Samuel Ave	**977 E Dewey Ave**
Formatted PID	53-038-0-036.00-0	**53-113-0-342.00-0**
Township	Youngstown City	**Youngstown City**
Recording Date		**12/09/2024**
Sales Date		**Tax: 12/06/2024 MLS: 06/05/1997**
Sale Price		**$78,000**
Price Per Sq Ft		**$66.78**
Building Sq Ft	1,040	**1,168**
Stories	2	**Tax: 1 MLS: 20**
Total Rooms	5	**4**
Bedrooms	2	**Tax: 2 MLS: 3**
Bathrooms (Full)	1	**1**
Bathrooms (Half)		
Exterior	Frame	**Frame**
Garage Type	Detached Garage	
Garage Capacity	MLS: 1	
Effective Year Built		**1989**
Water	Type Unknown	**Type Unknown**
Year Built	1917	**1959**
Sewer	Type Unknown	**Type Unknown**
Heat Type	Heated	**Heated**
Lot Frontage	40	**40**
Lot Depth	140	**147**
Lot Acres	0.129	**0.135**
State Use	Single Family	**Single Family**
Lot Sq Ft	5,619	**5,881**
Annual Tax	$378	**$312**
County Land Use	Residential	**Residential**
Universal Land Use	SFR	**SFR**
Condition	Average	**Fair**
School District Name	Youngstown Csd	**Youngstown Csd**
Subdivision	City/Youngstown	**City/Youngstown**
Distance (miles)		**0.62**
Style	Conventional	**Conventional**
MLS Listing #	5141238	**949700620**

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