



Property & Community Insights

Buy better with your iHomeReport™

**One Report.
Everything You Need.**

11620 Maple Street,
Cleveland, OH 47102 – United States

Report generated on 06-14-2022

Why home buyers and homeowners buy this report

The
iHomeReport™

Free on
the internet

Paid on
the internet

Deeply understand investment
implications of buying this house.



Know the potential to profit
from remodeling.



Understand the unseen details
like permits and modifications.



Get comfortable with the neighborhood,
even if you can't be there.



Property Overview

11620 Maple Street, Cleveland, OH 47102



This property was built in 1956, and has had three (3) renovations in the past ten (10) years: 2014 by Great Improvements LLC , 2017 by George & Sons INC, and 2019 by William Brothers. It is located in the Garden Square neighborhood, and its current value is around \$346,500.

Subject property

County Cuyahoga
Neighborhood Garden Square

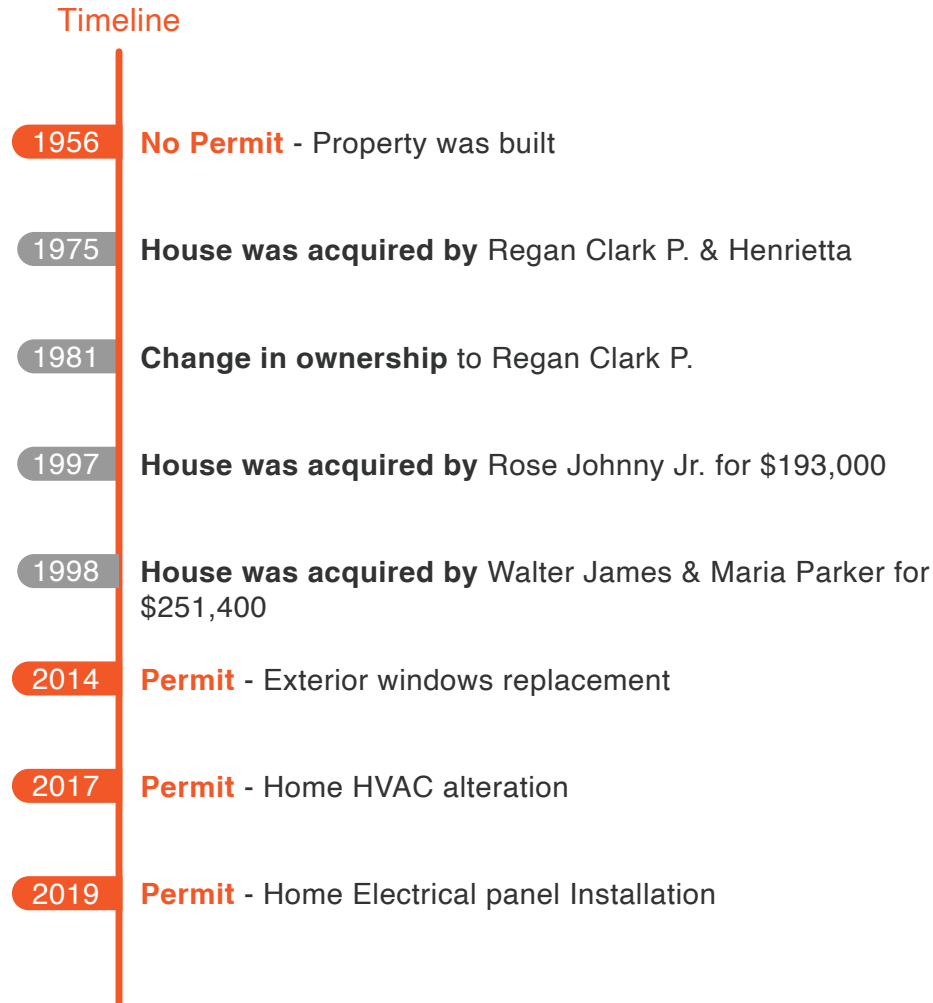
| Property Characteristics | | | | | |
|--------------------------|---------------|-------------------------|------------|-----------------------|----------|
| Bedrooms | 3 | Lot size (SF/AC) | 5,452 sqft | External walls | Stucco |
| Bathrooms | 2 | Building size | 2,280 sqft | Roof | Hip roof |
| Garage | Yes, attached | Price/sq.ft. | \$152 | Pool | No |
| Total rooms | 6 | Stories - Floors | 1 | Zoning | L1F |

| Ownership Information | | | |
|--------------------------------|-----------------------------|-----------------------|----------------|
| Current owner's name(s) | Walter James & Maria Parker | Purchase price | \$251,400 |
| Owner number | 6th | Purchase date | 10 - 22 - 2001 |
| Primary residence | No | | |

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Home History

Sales & Permits




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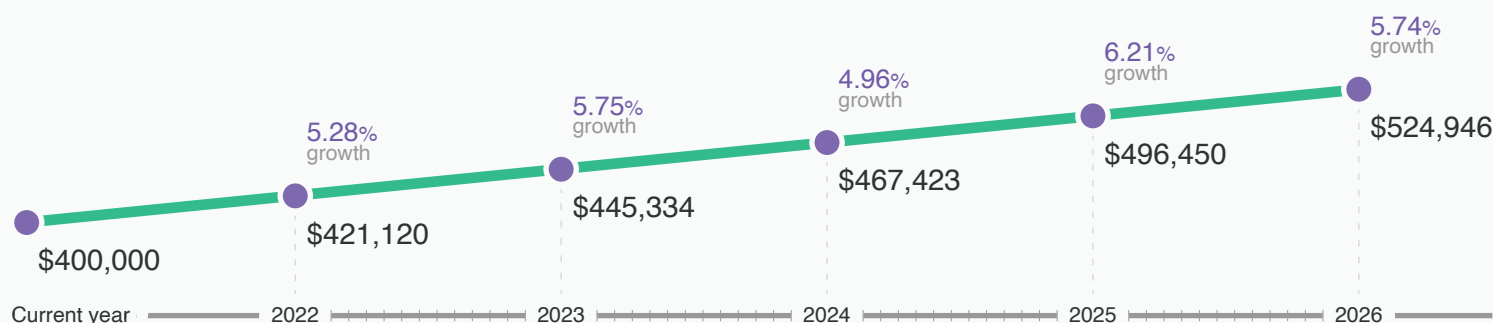
Investing in a home in this community

11620 Maple Street, Cleveland, OH 47102

The Kukun Investment Outlook (KIO)

The KIO forecast is uniquely accurate due to Kukun's proprietary data which takes current property condition and future area investments into account, for a banking industry-grade forecast.

5-year growth 
31.23%



Comparable 5-year average growth rates

| County | Region | State | National |
|---------------|---------------|---------------|---------------|
| 25.67% | 26.03% | 26.03% | 24.89% |

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Investment grade forecasting

The Kukun Investment Opportunity Score (KIO) is based on unique investment-informing data that only Kukun has. Kukun is a multi-tiered data collection firm generating primary data and normalizing millions of fields of disparate data for residences across America. We focus on the data that enables us to identify the most recent information about those factors that determine the current and future value of properties.

The KIO Score is the most targeted regional residential forecast available today and is based on a zip code-level home price appreciation forecast suite that leverages a combination of past home price behavior, local and regional investment activity, and regional economic conditions to forecast quality-adjusted home price appreciation over a one, two, and three-year horizon. We leverage the latest and most accurate statistical learning algorithms to produce reliable home price forecasts.

Investing in this home

11620 Maple Street, Cleveland, OH 47102

Maximum Return On Investment

Home renovations can make you money,
if you make the right choices.

These are the combined renovation
projects for best return. See the **remodel
estimator** for more detail

Many people renovate several homes over
their lifetime to build wealth

Current home value: **\$346,500**

Remodel: Budget finish level

Kitchen \$26,225
Cabinets, counters, fixtures, appliances,
floor, lighting

Master bathroom \$12,340
Cabinets, counters, tub/shower
surround fixtures, floor, lighting

1 Bedroom addition \$23,800
Floors, trim, lighting, walls, paint

1 Bathroom addition \$15,600
Complete - structural, foundation, finish
work

Cost of improvements: **\$77,965**

Future value: **\$459,000**


Gain at time of completion: **\$34,535**


Costs based on recent similar project costs in this community. Future
value of home based on Kukun's proprietary home valuation models.


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Individual projects to consider


Low cost/high return projects


| Exterior paint | |
|--|---------------------------------|
|  | Finish level: Budget |
| | Cost \$7,575 |
| | Increase in home value \$14,121 |


| Full bathroom - Remodel | |
|---|---------------------------------|
|  | Finish level: Budget |
| | Cost \$12,145 |
| | Increase in home value \$16,400 |

| Interior paint - All rooms | |
|---|---------------------------------|
|  | Finish level: Budget |
| | Cost \$9,120 |
| | Increase in home value \$13,550 |

Most popular projects

| Kitchen - Remodel | |
|---|---------------------------------|
|  | Finish level: Quality |
| | Cost \$38,910 |
| | Increase in home value \$42,365 |

| Master bathroom - Remodel | |
|---|---------------------------------|
|  | Finish level: Quality |
| | Cost \$14,880 |
| | Increase in home value \$15,250 |

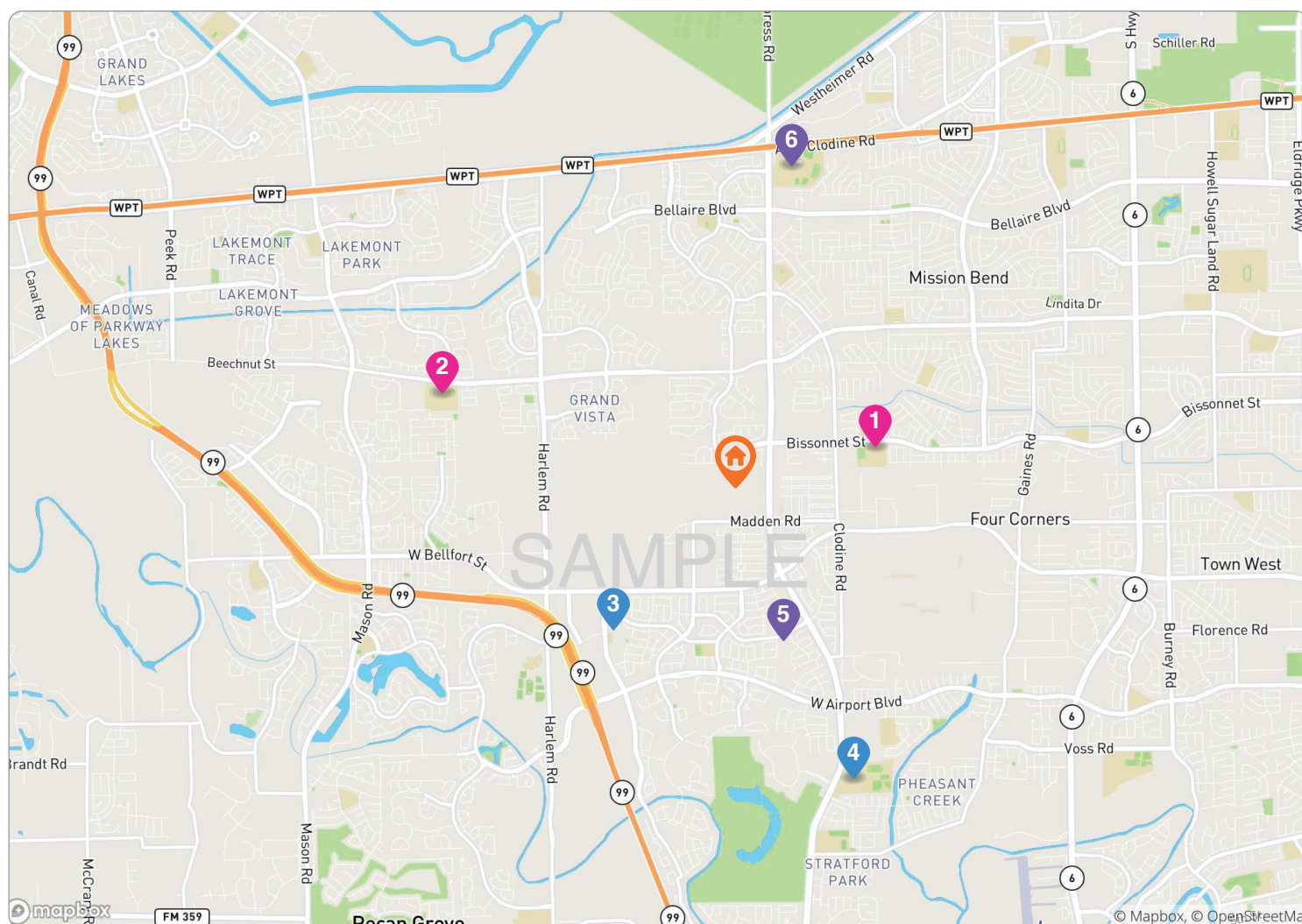
| Sunroom - Room addition | |
|---|---------------------------------|
|  | Finish level: Quality |
| | Cost \$34,600 |
| | Increase in home value \$37,225 |

Remodeling costs and return on investment are based on Kukun's Remodel Estimator. For more information go to mykukun.com

Neighborhood Schools

Schools

- ① Washington: (Elementary) Rating 6/10 - 0.2 miles: 🚶 4min 🚲 2min 🚗 1min
- ② Cleveland Country Day: (Elementary) Rating 8/10 - 2.4 miles: 🚶 25min 🚲 15min 🚗 10min
- ③ Tennyson: (Middle) Rating 5/10 - 1.5 miles: 🚶 20min 🚲 10min 🚗 5min
- ④ Woodland: (Middle) Rating 4/10 - 2.4 miles: 🚶 25min 🚲 12min 🚗 8min
- ⑤ The Jackson Academy: (High) Rating 6/10 - 2 miles: 🚶 20min 🚲 12min 🚗 8min
- ⑥ Menlo-atherton: (High) Rating 5/10 - 3.7 miles: 🚶 30min 🚲 23min 🚗 11min



Parks and Recreation

Parks

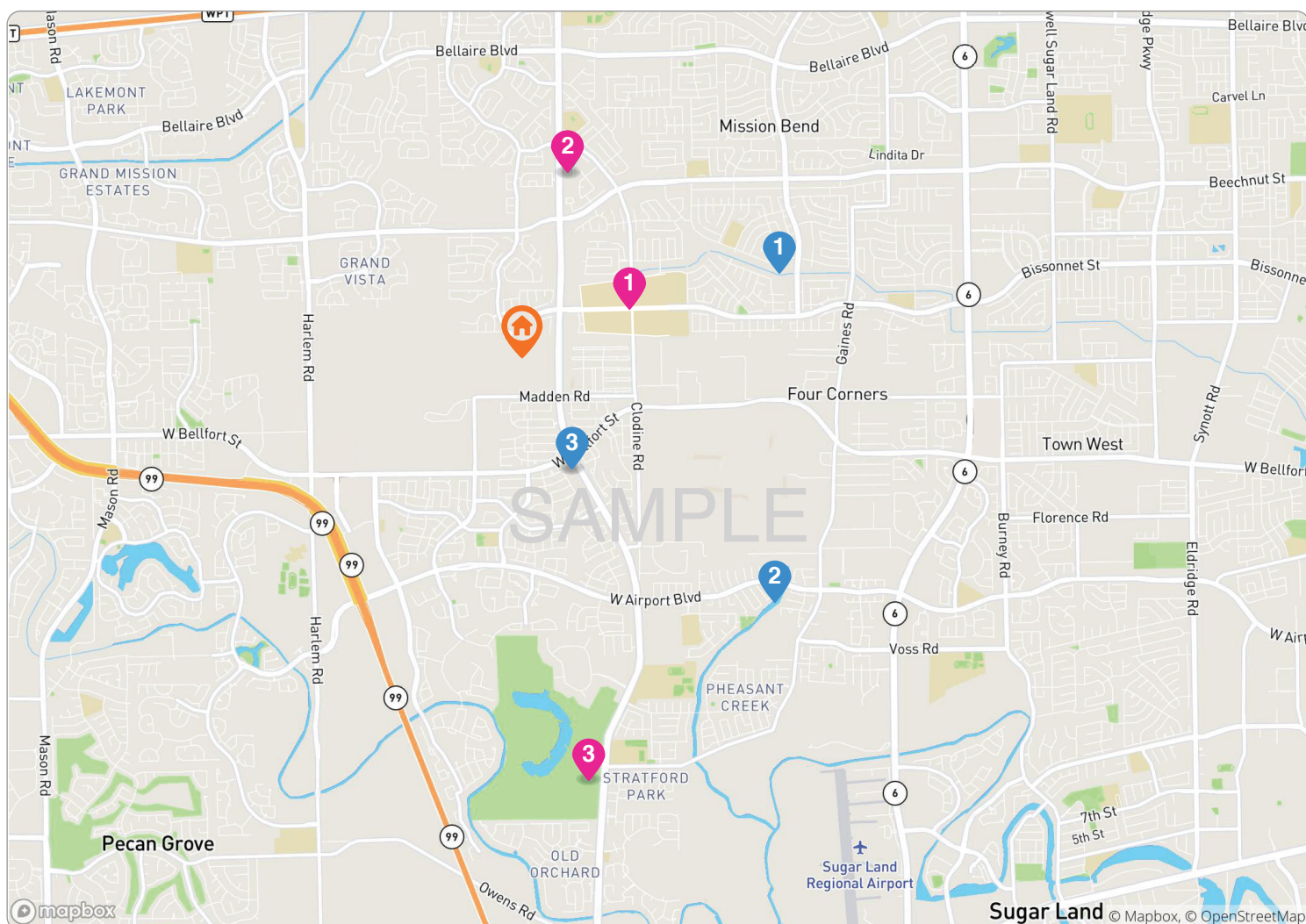
- 1 Edgewater Park 0.2 miles
- 2 Gold coast Park 0.5 miles
- 3 Bay Shore Park 2.2 miles

Hiking and biking trails

- 1 The river's edge jogging and biking trail 1.5 miles
- 2 Hillside trail 2 miles
- 3 Lake Ave bike lane 0.2 miles

Organized sports

- Little league
- AYSO soccer
- 2 Gymnastics centers
- 3 Dance studios



Community

Sport Clubs

- 1 Equinox and 24-Hour fitness, 0.2 miles
- 2 Knoll Hills Golf Club, 0.4 miles
- 3 Brentwood Tennis Club, 0.5 miles

Town & City center

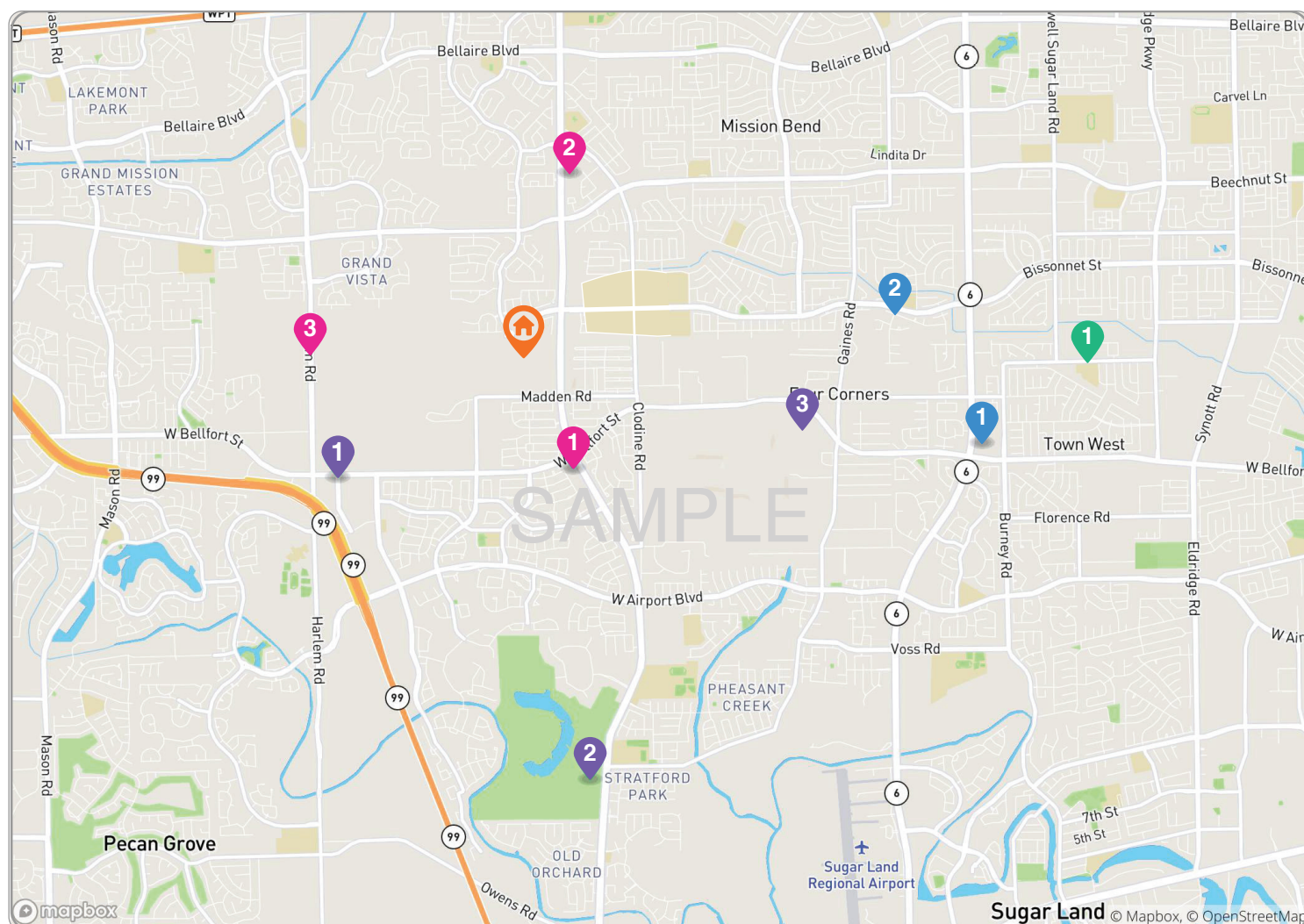
- 1 Main street and downtown Brentwood, 1.6 miles
- 2 Nearest Big City center, 20 miles (not shown)

Hospitals

- 1 Mercy hospital, 1.4 miles
- 2 Double cross urgent care, 1.2 miles

Stores

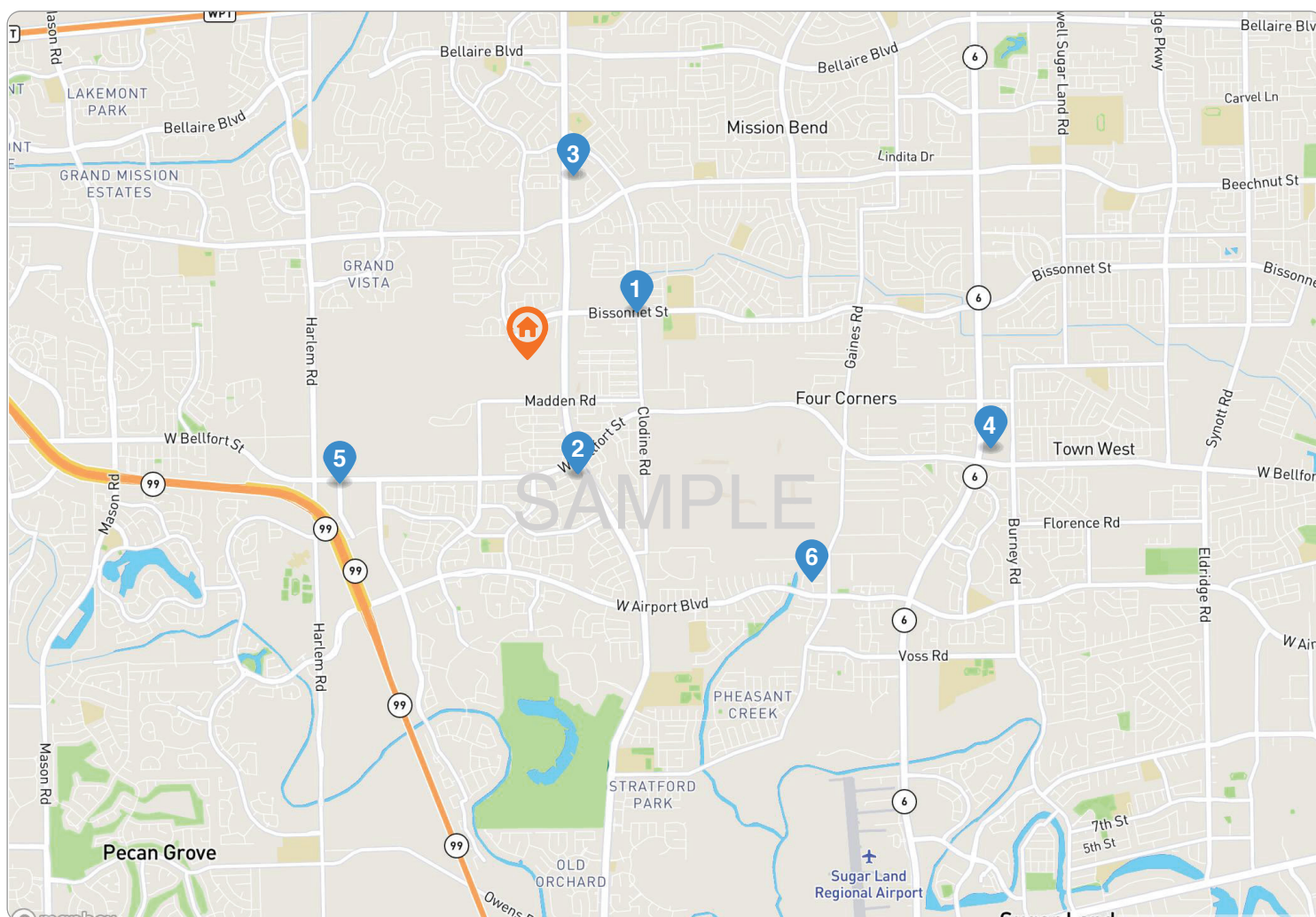
- 1 Nearest Grocery, 0.5 miles
- 2 Nearest Drug Store, 1.1 miles
- 3 Nearest Hardware Store, 0.8 miles



Recent home sales nearby

11620 Maple Street, Cleveland, OH 47102

| | Address | Sale date | Price | Lot size | Built size | Year built | Bed /Bath | Land use |
|---|--------------------------------------|------------|-----------|----------|------------|------------|-----------|---------------------------|
| 1 | 4193 W 107 St, Cleveland OH 48102 | 12/05/2020 | \$307,500 | 4,400 | 2,599 | 1900 | 3 / 2 | Single Family Residential |
| 2 | 4114 E 750 St, Cleveland OH 48102 | 09/15/2020 | \$375,900 | 5,160 | 2,288 | 1886 | 6 / 2 | Single Family Residential |
| 3 | 81816 E Water Dr, Cleveland OH 47102 | 07/14/2020 | \$354,500 | 11,250 | 1,967 | 1950 | 3 / 1.5 | Single Family Residential |
| 4 | 1595 Lake Ave, Cleveland OH 44102 | 03/24/2020 | \$361,550 | 10,080 | 2,230 | 1920 | 4 / 2.5 | Single Family Residential |
| 5 | 198 Detroit Dr, Cleveland OH 44102 | 03/10/2020 | \$344,500 | 5,600 | 2,400 | 1890 | 4 / 4 | Single Family Residential |
| 6 | 1243 E Water Dr, Cleveland OH 44102 | 01/22/2020 | \$349,900 | 6,450 | 2,000 | 1935 | 3 / 2 | Single Family Residential |



My neighborhood activity

Residential

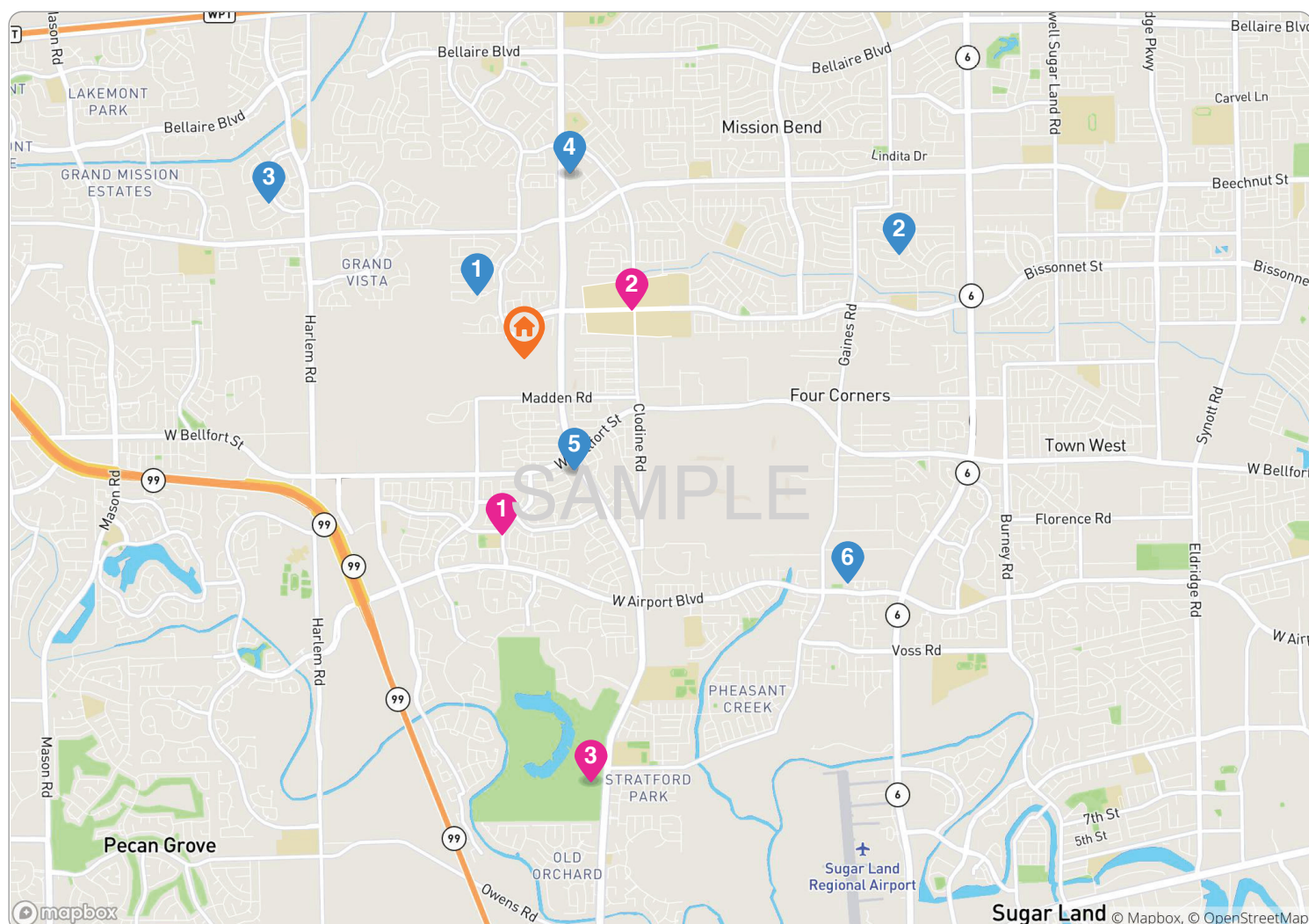
- 1 Kitchen remodel
Permit date: 01/05/2021
Location: 145 6th Ave.
Cost: \$350,000
- 2 Bathroom addition
Permit date: 02/03/2021
Location: 150 Maple Ave.
Cost: \$350,000
- 3 Bedroom expansion
Permit date: 01/04/2021
Location: 5230 butternut way.
Cost: \$350,000

Residential

- 4 Pool removal
Permit date: 01/04/2021
Location: 150 Maple Ave.
Cost: \$350,000
- 5 Building construction
Permit date: 06/04/2021
Location: 5400 W Bellfort St.
Cost: \$350,000
- 6 Multi family home construction
Permit date: 06/04/2021
Location: 7400 W Airport Blvd.
Cost: \$350,000













Commercial

- 1 Restaurant construction
Permit date: 06/03/2021
Location: 145 6th Ave.
Cost: \$350,000
- 2 Medical building addition
Permit date: 02/01/2021
Location: 3005 Thompson.
Cost: \$157,000
- 3 Park expansion
Permit date: 02/04/2021
Location: 250 railroad Ave.
Cost: \$660,000















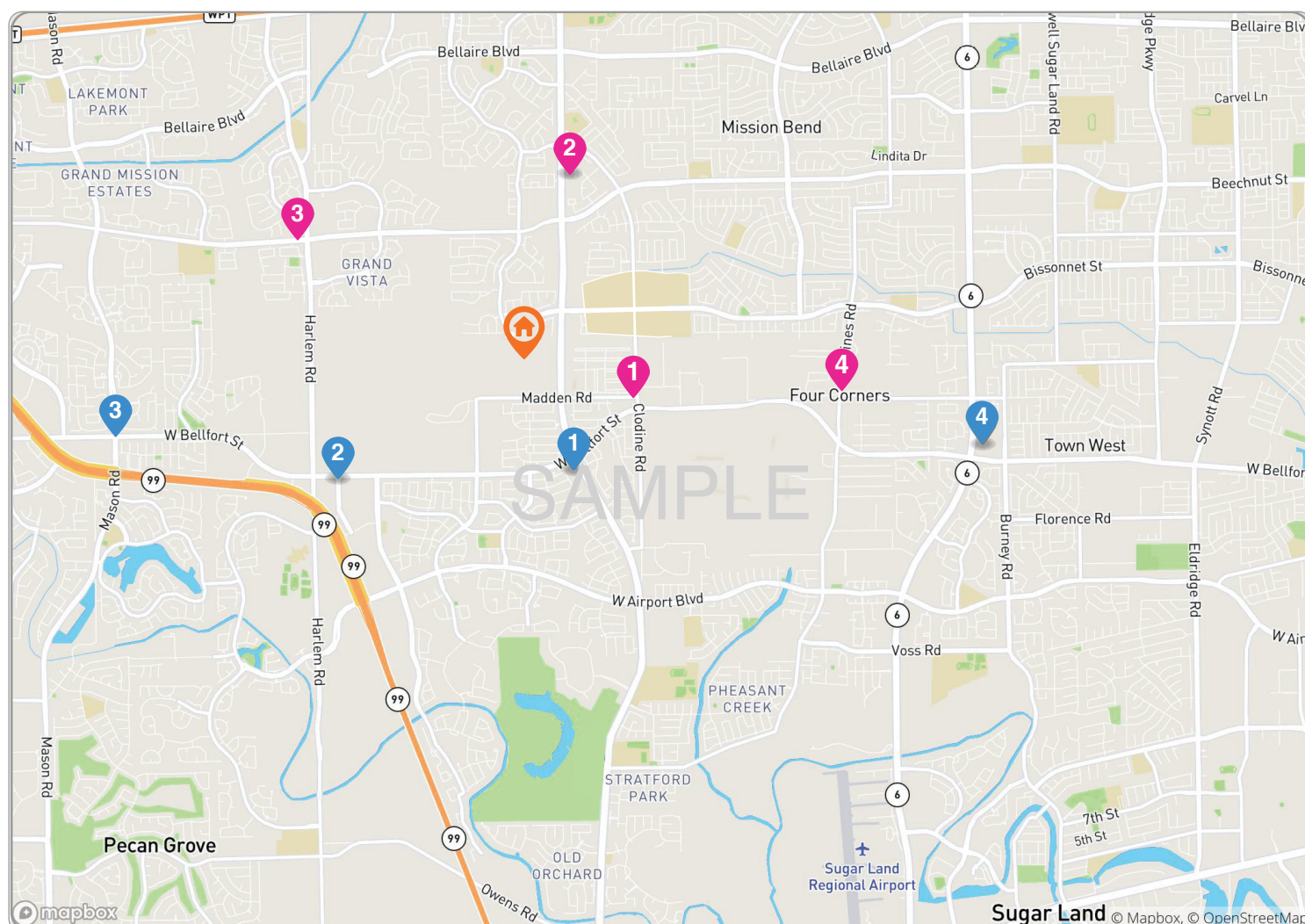
Transit

Train stations

- ① Madden station, 0.2 miles:  4min  2min  1min
- ② W. Bellfort station, 0.4 miles:  7min  4min  3min
- ③ Mason Station, 0.8 miles:  13min  8min  6min
- ④ West Burney station, 1 mile:  15min  9min  7min

Bus stops

- ① Madden Rd & Clodine Rd, 0.2 miles:  4min  2min  1min
- ② Obrien Rd & Beechnut St, 0.4 miles:  7min  4min  3min
- ③ Harlem Rd & Beechnut St, 0.6 miles:  10min  6min  5min
- ④ Four Corners, 0.6 miles:  10min  6min  5min



Community facts

11620 Maple Street, Cleveland, OH 47102

| Information | | | |
|-------------------------|-------------------------|--------------------------------|--------|
| Type | Standard | Total male population | 22,354 |
| Primary city | Cleveland | Total female population | 22,660 |
| State | OH | Pop under 10 | 6,945 |
| County | Cuyahoga county | Pop 10 to 19 | 6,802 |
| Timezone | America / New York | Pop 20 to 29 | 7,195 |
| School district | Paradise Valley Unified | Pop 30 to 39 | 6,319 |
| Area codes | 216 | Pop 40 to 49 | 6,518 |
| Housing count | 22,295 | Pop 50 to 69 | 8,627 |
| Population count | 45,014 | Pop 70 plus | 2,608 |

Community health and safety overview

| | Score | Compared to the region | |
|-----------------|--------------------------------|------------------------|---|
| Air Quality | 36 PPM Healthy | Above average | Air quality is considered satisfactory, and air pollution poses little or no risk |
| Property crime | 69 US avg is 35 | Above average | Non violent offenses |
| Other crime | 38 US avg is 23 | Average | Violent offenses |
| Natural Hazards | Few high risk hazards | Below average | High risk of flood, tornado, heatwave. |
| Transit | 69 Good transit | Above average | Many nearby public transportation options |
| Walk | 95 Walker's paradise | Above average | Daily errands do not require a car |
| Bike | 97 Biker's paradise | Above average | Daily errands can be accomplished on a bike |

SAMPLE

Summary

11620 Maple Street,
Cleveland, OH 47102



There is much to like about this house

A good chance of above average equity growth, a good school system, close to the elementary school, an opportunity to profit from remodeling, good public transportation, and more.

| | |
|---------------|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Garage spaces | 2 |

| | | |
|-------------------|------------------|------|
| Elementary school | Rating | 6/10 |
| | Distance - miles | 0.2 |
| Middle school | Rating | 5/10 |
| | Distance - miles | 0.5 |
| High school | Rating | 4/10 |
| | Distance - miles | 2.4 |

| | | |
|----------------------|------------------|-----|
| Hospital distance | Distance - miles | 4.0 |
| Distance to downtown | Distance - miles | 4.2 |

| | | |
|----------------------|------------------|-----|
| Nearest park | Distance - miles | 0.2 |
| Nearest hiking trail | Distance - miles | 2.0 |
| Nearest Fitness club | Distance - miles | 0.2 |

| | | |
|--------------------------------|--|--|
| Relative Crime | Above average | |
| Area investment potential | 31.23% 5 years growth forecast VS 26.03% region avg | |
| Home improvement ROI potential | \$21,300 | |

Every home has trade-offs

It would be nice if all considerations of the home and the area were perfect, but there are always tradeoffs. Do you want to be close to the city center? If so, you could see a higher local crime rate. Do you want to be in the perfect school district? If so, you are likely to get less house for your money.

The fact is, kids can get a great education even if the school district isn't rated the highest. And affordable security systems give people nearer to city centers confidence in the safety of their family. What trade-offs are worth it to you and your family?

SAMPLE

11620 Maple Street, Cleveland

Detailed Information

- Transaction History
- Assessment & Taxes
- Legal Description
- Permit History

SAMPLE

Transactions, Assessments and Taxes

11620 Maple Street, Cleveland

Property transactions summary

| N° | Date | Price | Fee | Buyer | Seller | Description |
|----|------------|-----------|-----|-----------------------------|---------------------------|--|
| 1 | 2001-06-10 | \$251,400 | 756 | Walter James & Maria Parker | Rose Johnny Jr. | Survivorship Deed Vol: 07257 Page: 0005 |
| 2 | 1997-09-30 | \$193,000 | 480 | Rose Johnny Jr. | Regan Clark P. | Warranty Deed Vol: 09951 Page: 0042 |
| 3 | 1981-03-31 | \$00 | 0 | Regan Clark P. | Regan Clark P & Henrietta | Survivorship Deed Vol: 15439 Page: 0115 |
| 4 | 1975-01-01 | \$23,400 | 0 | Regan Clark P & Henrietta | | Transfer deed |

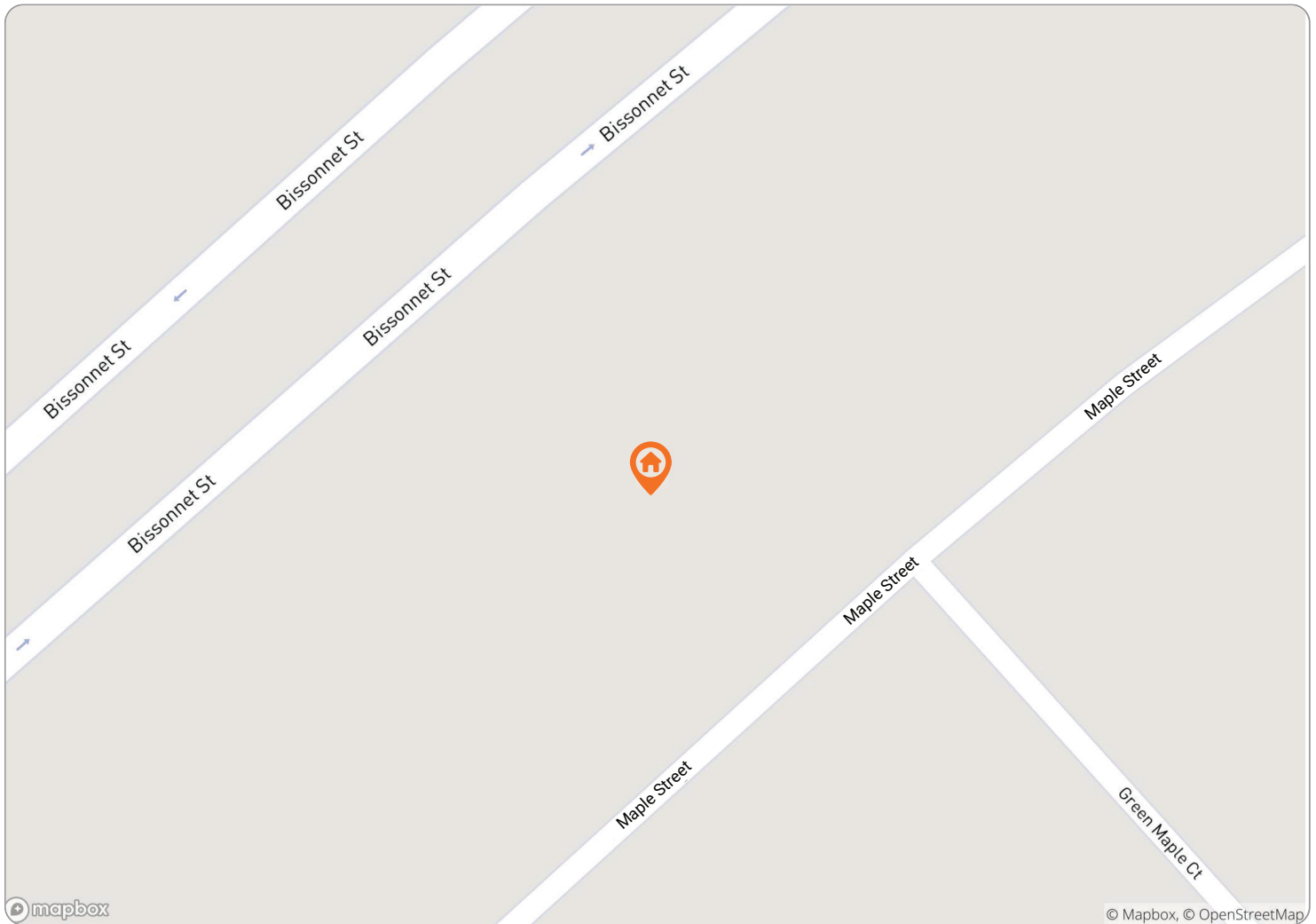
Assessment & Taxes

| Year | Total Assessment | Improvement | Land | Tax | Paid Tax | Owner |
|------|------------------|-------------|-----------|---------|----------|-----------------------------|
| 2019 | \$113,575 | n/a | \$324,500 | \$3,472 | Paid | Walter James & Maria Parker |
| 2018 | \$109,480 | n/a | \$312,800 | \$3,347 | Paid | Walter James & Maria Parker |
| 2017 | \$107,222 | n/a | \$306,350 | \$3,278 | Paid | Walter James & Maria Parker |
| 2016 | \$101,290 | n/a | \$289,400 | \$3,097 | Paid | Walter James & Maria Parker |
| 2015 | \$98,875 | n/a | \$282,500 | \$3,023 | Paid | Walter James & Maria Parker |
| 2014 | \$95,865 | n/a | \$273,900 | \$2,931 | Paid | Walter James & Maria Parker |
| 2013 | \$94,290 | n/a | \$269,400 | \$2,883 | Paid | Walter James & Maria Parker |
| 2012 | \$91,875 | n/a | \$262,500 | \$2,809 | Paid | Walter James & Maria Parker |

SAMPLE

Legal Description

11620 Maple Street, Cleveland



DIST:2522 CITY/MUNI/TWP:CLEVELAND SEC/TWN/RNG/MER:SEC 35 TWN 20T RNG 24E SECTOR 5,6 & 10 PLAT(BLKS 10-13) 143-6 B PART OF TRACT 22 DESC'D AS,COMM AT NE COR OF TR 33,SWLY 1250.11 TO POB,SWLY 13.50,NW

SAMPLE

* The legal descriptions of the properties come in one or two formats. The first, which is what we show here, typically includes a tract number, a block number, and a lot number, together with some other unique identifying elements. The second approach is detailed corner-to-corner latitude and longitude description of the perimeter of a property

Permits

The house is permitted for 3 bedrooms and 2 baths. If this is the current number of bedrooms and bathrooms, then the reporting data shows no discrepancies of important improvements that have not been permitted.

Permit history summary

| City permit | Date | Space | Type | Cost | Contractor |
|-------------|------------|----------|-------------------------------|----------|------------------------|
| #E19003801 | 02.01.2019 | Home | Electrical panel installation | \$5,500 | William Brothers |
| #H17022714 | 06.27.2017 | Home | HVAC alteration | \$7,800 | George & Sons INC |
| #B14009559 | 04.08.2014 | Exterior | Window replacement | \$12,254 | Great Improvements LLC |

No permit history summary

| Date | Space | Type | Cost | Contractor |
|------|----------|-------------|-------------|------------|
| 1956 | Property | House built | Undisclosed | |

Permit details

| Installing electrical panel. #E19003801 | | | |
|---|--|---------------------------|---------------------------------|
| Permit description | (10) Sq. Ft. 100 Amp Panel Meter base Grounding. | | |
| Date | 2019-02-01 | City cost | \$5,500 |
| Status | Issued | Contractor company | William Brothers |
| Kukun permit type | Electrical panel | Contractor phone | 4408927777 |
| Kukun permit subtype | Installation | Contractor address | 485 N. Epic RD, Blacklick 43014 |
| Kukun permit space | Home | | |

| Heating, ventilation and air conditioning improvement. #H17022714 | | | |
|---|---|---------------------------|---------------------------------|
| Permit description | 1 furnace, 1 air cond unit. Air conditioning unit cannot be placed in any required side yard. | | |
| Date | 2017-06-27 | City cost | \$7,800 |
| Status | Issued | Contractor company | George & Sons INC |
| Kukun permit type | HVAC | Contractor phone | 3307537711 |
| Kukun permit subtype | Alteration | Contractor address | 304 Town St, Barberton OH 44213 |
| Kukun permit space | Home | | |

Permits (Cont.)

Permit details (Cont.)

| Windows replacement. #B14009559 | | | |
|---------------------------------|---|---------------------------|---|
| Permit description | Make int ext alt install 10 replacement windows per manuf. Specs. No struct changes. Remove debris. | | |
| Date | 2014-04-08 | City cost | \$12,254 |
| Status | Issued | Contractor company | Great Improvements LLC |
| Kukun permit type | Window | Contractor phone | 4123040089 |
| Kukun permit subtype | Replacement and alteration | Contractor address | 4907 Apple Blossom Rd, Pleasant Hills PA 15936 |
| Kukun permit space | Exterior | | |

SAMPLE

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