Property Snapshot Report — SAMPLE

1234 Sample St, Garfield Heights, OH 44125

Parcel 000-00-000 (SAMPLE) · Report SAMPLE · Generated 2026-10-19 05:02 · Data as of 2026-10-18

Property facts

Land use	1-family Platted Lot
Home style	Cape Cod
Total rooms	6
Living area	1,350 sq ft
Year built	1951
Lot size	5,600 sq ft (0.129 acres)
Garage	Detached, 2-car
Zoning	U-1: single-family residential
School district	Garfield Heights Csd
Tax district	Garfield Heights

Facts come from the Cuyahoga County Fiscal Officer's public parcel data. If something looks wrong, the county's MyPlace site is the authority; you can ask the county to correct its records.

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Value and property tax

County market value	$118,000
Assessed value (35% of market)	$41,300
Net annual tax (tax year 2024)	$4,410.55
Effective tax rate	106.50 mills on assessed value (about 3.73% of market value per year)
Homestead reduction on record	No
Value percentile on this street	41th percentile
Value percentile citywide	47th percentile

How to read this: Ohio taxes 35% of the county's market value ("assessed value"). The effective rate is the county's published rate in mills (dollars per $1,000 of assessed value) after state reductions. The Homestead reduction is a state program for qualifying seniors and disabled homeowners. If you believe the market value is wrong, the Cuyahoga County Board of Revision hears complaints each year (filing window typically January 1 – March 31).

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Recorded sale history

Date	Price	Deed	Counts in medians?
2019-06-14	$92,000	WAR	Yes

Most recent county-recorded transfer: 2019-06-14 for $92,000.

Street context: Sample St

Parcels / homes on street	48 / 46
Median year built	1950
Median living area	1,290 sq ft
Median sale price, last 12 months	$151,000 (3 sales)
Median sale price, last 36 months	$142,500 (9 sales)
Typical $/sq ft (middle half of sales)	$98 – $131
Homes with homestead reduction	12.5%

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Comparable sales (last 24 months)

Same street first, then within half a mile, with living area within ±25% of this home. Only sales of $10,000+ that are not quit-claim transfers are used.

Address	Date	Price	Sq ft	Built	Why
1210 Sample St	2026-07-19	$149,000	1,310	1950	Same street
1301 Example Ave	2026-03-19	$139,500	1,402	1953	0.21 mi away
1155 Demo Rd	2025-11-19	$155,000	1,276	1948	0.34 mi away

Median of these comparables: **$149,000**. This is a data summary, not an appraisal.

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FEMA flood zone

FEMA NFHL zone at the parcel centre	X — Area of minimal flood hazard

Zones beginning with A or V are Special Flood Hazard Areas where lenders usually require flood insurance. Zone X is minimal hazard. Confirm with the official FEMA Map Service Center (msc.fema.gov).

Selling? Point-of-Sale inspection is required in Garfield Heights

Garfield Heights requires a Point-of-Sale inspection before a home is transferred (Codified Ordinances Ch. 1313, as codified through 2020-08-20; verify the current rules with the City at garfieldhts.org). Buyers commonly assume responsibility for open violations through an escrow. Contact the City's Building Department for the current fee, forms and timeline.

Data sources and dates

Parcel facts (county parcel fabric)	as of 2026-10-18
Sales (county sales layer 2021–present)	as of 2026-10-19
Flood zone (FEMA NFHL)	checked 2026-10-19

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