

Sales Comparable

368 Campbell St, Akron, OH 44307-1941

APN: 68-47074 / County: Summit

2/20/2024



Subject Property

368 Campbell St, Akron, OH 44307-1941

Owner Name: ALL AROUND ADVISORS LLC

Mailing Address: 368 CAMPBELL ST, AKRON, OH 44307-1941

Owner Status: Owner Occupied

Length of Ownership: 5

Current Occupancy: Vacant

Property Type: Single Family Residential	Status: Off Market
Beds: 3 Baths: 2.0	Heating: FORCEDAIR GAS Distressed: No
Total Rooms: 7	Cooling: Central Short Sale: Yes
SqFt: 1,340	Floor Coverings: HOA/COA: No
Lot Size/Acres: 3,200	Total Assd Val: \$11,064
Year Built/Eff: 1896	Land Assd Val: \$2,608
Parking Type:	Imp Assd Val: \$8,456
Pool:	Assd Year: 2023

Current Listing Status

Listing Status: SOLD

Listing Date: 09/2023

Listing Price: \$37,000/est

DOM: 54

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 9/12/2023

Last Sale Price: \$37,000

Last Purchase Method: Financed

Prior Sale Date: 8/31/2016

Prior Sale Price: \$40,000

Prior Purchase Method: Cash

MLS Sales

Last Sale Date: 09/2023

Last Sale Price: \$37,000/est

Last Listing Date: 7/22/2023

Last DOM: 54

Prior Sale Date: 09/2023

Prior Sale Price: \$36,960/est

Prior Listing Date: 7/19/2023

Prior DOM: 56

Search Criteria

Data Set	Public Record Only	Sale Date	2/20/2023 - 2/20/2024	Square Feet	1,072 - 1,608
Distance	1 Miles	Bedrooms	<= 3	Status	SOLD
Bathrooms	<= 2	Property Type	SFR		

Sold Comps	Subject	Low	High	Average
Sale Price	\$37,000	\$139,900	\$200,000	\$159,380
SqFt	1,340	1,100	1,386	1,247
Price/SqFt	\$27.61	\$105.42	\$181.82	\$129.45
Bedrooms	3	3	3	3
Baths	2	2	2	2
Lot Size/Acres	3,200/0.074	6,250/0.144	10,777/0.247	8,323/0.191
Year Built	1896	1923	2005	1987
Distance from Subject	-	0.3	0.96	0.636

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



● Subject Property
 ● Sold Comps
 ● Active Comps
 ● Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	Public Record	826 Boulevard St	Sold	3/30/2023	\$150,000	1,224	\$122.55	3	1.5	2001	0.30 mi
B	Public Record	1106 Taylor St	Sold	12/15/2023	\$139,900	1,196	\$116.97	3	1.5	2005	0.49 mi
C	Public Record	718 Easter Ave	Sold	6/12/2023	\$200,000	1,100	\$181.82	3	2	1923	0.64 mi
D	Public Record	1295 Sunrise Dr	Sold	3/02/2023	\$140,000	1,328	\$105.42	3	2	2005	0.79 mi
E	Public Record	1384 Blake Pl	Sold	8/28/2023	\$167,000	1,386	\$120.49	3	2	1999	0.96 mi



368 Campbell St, Akron, OH 44307-1941 (Single Family Residential)

APN: 68-47074

Beds:	3	Baths:	2	Last Sale Date:	9/12/2023
SqFt:	1,340	Year Built/Eff:	1896/1896	Last Sale Price:	\$37,000
Lot Size/Acres:	3,200/0.074	Est. Value:	\$30,362		



826 Boulevard St, Akron, OH 44311		Property Type: Single Family
Owner Name:	SAMIYYAH CEASOR	
Mailing Address:	2561 ROMIG RD #45, AKRON, OH 44320	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
APN: 67-16911		Status: Sold
Beds: 3	Baths: 1.5	Total Rooms: 5
Heating: Forced air unit		Date: 3/30/2023
SqFt: 1,224	Parking Type:	Cooling: Central
Amount: \$150,000		Orig. List Date:
Lot Size / Acres: 7,600/0.175	Pool: No	Floor Covering:
Year Built / Eff: 2001 / 2001	DOM:	

Public Record
Distance: 0.30 mi
Estimated Value: \$81,022
Tax Assessed Value / Year: \$19,349 / 2023



1106 Taylor St, Akron, OH 44307		Property Type: Single Family
Owner Name:	SAW & ERENE TUN	
Mailing Address:	PO BOX 7433, SPRINGFIELD, OH 45501	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
APN: 67-08498		Status: Sold
Beds: 3	Baths: 1.5	Total Rooms: 6
Heating: Forced air unit		Date: 12/15/2023
SqFt: 1,196	Parking Type:	Cooling: Central
Amount: \$139,900		Orig. List Date:
Lot Size / Acres: 10,020/0.23	Pool: No	Floor Covering:
Year Built / Eff: 2005 / 2005	DOM:	

Public Record
Distance: 0.49 mi
Estimated Value: \$138,873
Tax Assessed Value / Year: \$18,859 / 2023



718 Easter Ave, Akron, OH 44307		Property Type: Single Family
Owner Name:	CECELIA WRIGHT & TIMMY WHITFIELD	
Mailing Address:	718 EASTER AVE, AKRON, OH 44307	
Owner Status:	Owner Occupied	
Occupancy:	Vacant	
APN: 67-43193		Status: Sold
Beds: 3	Baths: 2	Total Rooms: 6
Heating: FORCEDAIR		Date: 6/12/2023
SqFt: 1,100	Parking Type:	Cooling: CENTRALAIR
Amount: \$200,000		Orig. List Date:
Lot Size / Acres: 6,250/0.144	Pool: No	Floor Covering:
Year Built / Eff: 1923 / 1923	DOM:	

Public Record
Distance: 0.64 mi
Estimated Value: \$80,967
Tax Assessed Value / Year: \$20,091 / 2023



368 Campbell St, Akron, OH 44307-1941 (Single Family Residential)
APN: 68-47074

Beds: 3	Baths: 2	Last Sale Date: 9/12/2023
SqFt: 1,340	Year Built/Eff: 1896/1896	Last Sale Price: \$37,000
Lot Size/Acres: 3,200/0.074	Est. Value: \$30,362	



1295 Sunrise Dr, Akron, OH 44307 Property Type: Single Family

Owner Name: DUPRI WHATLEY

Mailing Address: 1295 SUNRISE DR, AKRON, OH 44307

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 67-02604 Status: Sold

Beds: 3	Baths: 2	Total Rooms: 6	Heating: FORCED AIR,	Date: 3/02/2023
SqFt: 1,328	Parking Type:	Cooling:	Amount: \$140,000	
Lot Size / Acres: 6,970/0.16	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 2005 / 2005		DOM:		

Public Record
Distance: 0.79 mi
Estimated Value: \$142,065
Tax Assessed Value / Year: \$28,029 / 2023



1384 Blake Pl, Akron, OH 44307 Property Type: Single Family

Owner Name: TIMOTHY BAGLEY & DAYSI MARTINEZ

Mailing Address: 1384 BLAKE PL, AKRON, OH 44307

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 68-59465 Status: Sold

Beds: 3	Baths: 2	Total Rooms: 7	Heating: FORCEDAIR	Date: 8/28/2023
SqFt: 1,386	Parking Type:	Cooling: CENTRALAIR	Amount: \$167,000	
Lot Size / Acres: 10,777/0.247	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1999 / 1999		DOM:		

Public Record
Distance: 0.96 mi
Estimated Value: \$166,305
Tax Assessed Value / Year: \$50,775 / 2023



368 Campbell St, Akron, OH 44307-1941 (Single Family Residential)
APN: 68-47074

Beds: 3	Baths: 2	Last Sale Date: 9/12/2023
SqFt: 1,340	Year Built/Eff: 1896/1896	Last Sale Price: \$37,000
Lot Size/Acres: 3,200/0.074		Est. Value: \$30,362

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1106 Taylor St, Akron, OH 44307

APN: 67-08498



Updated: 5/04/2016

Public Record

Distance: 0.49 mi

Estimated Value: \$138,873

Tax Assessed Value / Year: \$18,859 / 2023



368 Campbell St, Akron, OH 44307-1941 (Single Family Residential)

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Beds: 3

Baths: 2

Last Sale Date: 9/12/2023

SqFt: 1,340

Year Built/Eff: 1896/1896

Last Sale Price: \$37,000

Lot Size/Acres: 3,200/0.074

Est. Value: \$30,362