Deedigo

PROPERTY DUE DILIGENCE REPORT

Report No. DD-[000001]

Generated November 1, 2026

SAMPLE REPORT

SUBJECT PROPERTY

2667 Olentangy Dr

Akron, OH 44333 · Bath Township, Summit County

CURRENTLY LISTED
$389,900
Active · MLS Now

PARCEL ID
0500174 Hills & Dales Est. Sec. B, Lot 145

LOT SIZE
0.59 acres wooded · 2-car att. garage

STATUS
Built / Improved 1971

ZONING
Residential Bath Twp · district [verify]

LAND USE
Single-family residence county code 510

SCHOOL DISTRICT
Copley-Fairlawn City

ANNUAL PROPERTY TAX
$5,291 2025 · verify

WATER / SEWER
Public water · Public sewer

Key Findings

- **County record matches the listing.** 2,404 sq ft on 0.59 acres, single-family use.
- **Online estimates disagree.** Automated values for this home have ranged from about $336K to $429K.
- **Up ~49% since last sale.** Sold for $262,500 in July 2020; now asking $389,900.
- **Public water & sewer.** No well or septic system to inspect or permit.

01 Ownership of Record

Owner of record	*[From Summit County Fiscal Office]*
Parcel / legal description	**0500174 · Hills & Dales Est. Sec. B, Lot 145**
Owned since	**July 2020**
Listing brokerage	**RE/MAX Market Solutions**

02 Deed & Sales History

DATE	EVENT	FROM → TO	PRICE
Oct 24, 2026	Listed for sale (MLS #5255774)	—	**$389,900**
Jul 20, 2020	Sale — deed recorded	*[Grantor → Grantee]*	**$262,500**
[Date]	*[Earlier transfers]*	*[Grantor → Grantee]*	*[Price]*
1971	Home built	—	—

Transfer history comes from the Summit County Fiscal Office's recorded conveyances.

03 Nearby Market Activity — Olentangy Dr

ADDRESS	STATUS	PRICE	SIZE	LOT	$ / SQ FT
2667 (subject)	For sale	**$389,900**	4 bd · 2,404 sf	0.59 ac	**$162**
2523 Olentangy Dr	Sold 11/25	$370,000	5 bd · 2,656 sf	0.35 ac	$139
2655 Olentangy Dr	For sale	$399,000	4 bd · 2,871 sf	0.42 ac	$139
2445 Olentangy Dr	Pending	$279,000	4 bd · 2,000 sf	0.37 ac	$140

Takeaway: The subject asks about $162/sq ft against roughly $139 for three similar homes on the street. The larger, wooded lot and updates may justify part of the premium.

04 Liens, Judgments & Encumbrances

Open mortgages	*[Recorder search]*
Tax delinquency	*[Summit County Treasurer]*
Judgments / mechanic's liens	*[Clerk of Courts search]*
HOA	**None indicated on nearby listings — verify**

05 Improvements & Building Permits

YEAR BUILT	LIVING AREA	BEDROOMS	BATHROOMS
1971	2,404 sq ft	4 + office	3 full · 1 half

Contemporary ranch · finished walkout lower level · 2-car garage · 2 fireplaces (per listing)

YEAR	PERMIT / WORK	STATUS
[Year]	*[Zoning certificate or building permit]*	*[Finalized / open]*
—	**Finished walkout lower level** — confirm it was permitted	**Verify**

06 Utilities

Water	**Public**
Sanitary sewer	**Public**
Heating / cooling	**Gas · central air**
Natural gas	**NOPEC aggregation area**
Electric	*[Provider]*

Per the MLS listing.

07 Taxes & Assessment

Annual tax (2025)	**$5,291**
Tax district	**05 — Bath Township**
Assessed value	*[Fiscal Office]*
Street benchmark	**$5,023–$5,098 / yr**
Owner-occupancy credit	**New owner must re-apply**
Reset at sale?	**Generally no — reappraisal cycle**

Listing also shows $10,340 for 2025 — confirm with Treasurer.

08 Schools, Services & Climate

School district	**Copley-Fairlawn City School District**
Police & fire	**Bath Township departments**
Nearest ER (24/7)	**Akron General Health & Wellness Center, Bath · 3.4 mi**
Nearest hospital	**Cleveland Clinic Akron General · 6.5 mi**
Nearest urgent care	**Summa Health Fairlawn Urgent Care · 1.3 mi**
Nearest airports	**Akron-Canton (CAK) 22 mi · Cleveland (CLE) 33 mi**

AVG HIGH	AVG LOW	PRECIP.	SNOWFALL	HUMIDITY	ELEVATION
60°F	42°F	41.5 in	≈48 in	≈78%	981 ft

Distances are driving miles. Climate: NOAA 1991–2020 annual normals (Akron-Canton station); humidity from NASA MERRA-2; elevation from USGS for this address.

09 Legal & Compliance

Pending litigation / lis pendens	*[Summit County Clerk of Courts]*
Foreclosure filings	*[Court of Common Pleas]*
Open zoning violations	*[Bath Township Zoning]*
Easements & covenants	*[Subdivision plat & deed restrictions]*

10 Hazard & Nuisance Screening

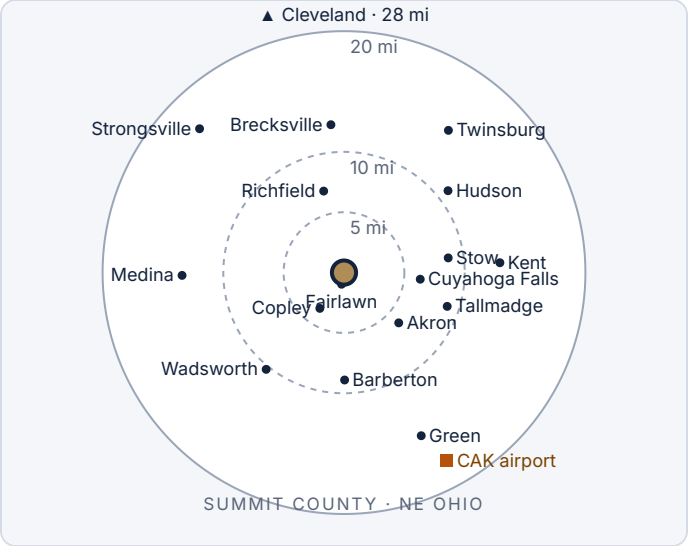
FACTOR	RATING	DETAIL
Flood zone (FEMA)	VERIFY	Check FIRM panel; lenders require flood insurance in high-risk zones
Mature trees near home	MODERATE	Wooded 0.59-ac lot: limb, roof and gutter upkeep; insurers may ask
Radon	MODERATE	Elevated radon is common in Ohio; test before closing
Aircraft noise	LOW	Nearest commercial airport (Akron-Canton) is about 33 minutes away
Highway noise	VERIFY	Distance to I-77 and other major roads
Oil & gas wells	VERIFY	ODNR well map: active or plugged wells near the lot
Abandoned mines	VERIFY	ODNR abandoned underground mine map
Wetlands & streams	VERIFY	National Wetlands Inventory; can limit additions on wooded lots

11 Land & Access

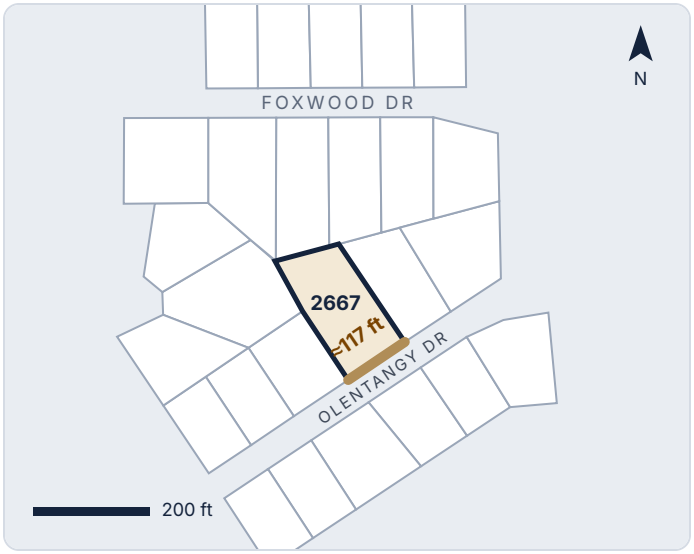
Road frontage	**Olentangy Dr — public street (≈117 ft frontage)**
Lot split potential	**Check district minimum lot size (0.59 ac)**
Parks nearby	**Sand Run Metro Park, Towpath Trail, Cuyahoga Valley NP**
Broadband	*[FCC National Broadband Map]*

12 Location & Neighborhood

REGION · 5, 10 & 20 MI RINGS



PARCEL · LOT LINES FROM COUNTY GIS



WHO SERVES THIS ADDRESS

Mailing city · ZIP	**Akron · 44333**
Governing township	**Bath Township**
County	**Summit County**
School district	**Copley-Fairlawn City**
Fire / EMS & police	**Bath Twp · station 3.7 mi**

Akron mailing address, but not in the City of Akron.

GETTING AROUND

Downtown Akron	**7.1 mi · 16 min**
Downtown Cleveland	**28 mi · 40 min**
Airports	**CAK 22 mi · CLE 33 mi**
Public transit	**METRO Route 101; Ghent Rd Park & Ride**
Walkability	**Car-dependent**

Drive times are free-flow; allow more at rush hour.

NEARBY PLACES · DRIVING DISTANCE

Schools (assigned)	**Herberich Primary · K–4**	0.4 mi · 1 min
	Copley-Fairlawn Middle · 5–8	5.0 mi · 11 min
	Copley High · 9–12	4.4 mi · 10 min
Grocery	**Giant Eagle (also Marc's), W. Market St**	1.5 mi · 5 min
Pharmacy	**Walgreens · also CVS, Rite Aid**	1.6 mi · 4 min
Shopping	**Summit Mall**	1.7 mi · 4 min
Library	**Fairlawn-Bath Branch Library**	1.4 mi · 4 min
Parks	**Wood Park · Sand Run Metro Park**	1.1 mi · 3.8 mi
Emergency care	**Akron General ER, Bath · Akron General Hospital**	3.4 mi · 6.5 mi

INTERNET
[FCC broadband map]

PLANNED CHANGES NEARBY
[Bath Twp zoning agenda]

SOLAR POTENTIAL
[Roof solar estimate]

Sources: Summit County GIS (parcel lines), OpenStreetMap (places), OSRM routing (drive times), MLS listing (assigned schools). Frontage measured from county parcel map.