

TAX DISTRICT 02 SCHOOL DISTRICT KENSTON LSD STUBBS MELANIE C PROPERTY DESC S/L 433 CHAGRIN FALLS PARK SUB						02-420783 PROPERTY NUMBER		02--13-01-03-111-00 MAP ROUTING NUMBER		CARD# 001 of 1 RECHECK N					
						16755 BEDFORD ST									
						STATE CODE		NEIGHBORHOOD		26000		COMM/IND COST			
						PROP TYPE		2		NEIGHBORHOOD DSRBLTY		2		COMM/IND INCOME	
										NEIGHBORHOOD TREND		5		COM/IND NBHD	
						LUC		511				COM/IND TYPE			
DEED 1723/1424						ACRES		0.06							

LAND INFORMATION												
								OTHER LANDADJUSTMENTS				
TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	CODE/%	CODE/%	CODE/%	TRUE VALUE	
G1	.060	0.00	2,500.00	Y	2,500.00	2,500	/100	/100	/100	/100	2,500	
TOTAL ACRES		.060								TOTAL LAND VALUE		2,500

NOTES

FLD NC 2004 001 2005 EST DWLG 100% 1/1/05 KJ 11/10/04
 FLD NC 2004 001 2004 EST DWLG 75% 1/1/04 CD 1/15/04 RECK 05
 OFC DC 2003 001 2003 04-23-03 RETURN TO TAXABLE PER TJ FOR 2003.
 2003 001 ORIGINAL #02-094500 EXEMPT #02-729336
 OFC DC 2001 001 2001 09-04-01 EXEMPT FOR 2001 [LAND BANK]

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	2,500	92,800	95,300

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	2,500	92,800	95,300	120
2011	2,500	108,500	111,000	120
2005	2,300	122,800	125,100	30

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
03/30/2004	5	363	143,000	Yes
09/26/2003	5	1567	15,000	Yes
04/28/2003	0	0	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price

APPROACH

LAND	IMPROVEMENTS	TOTAL
Cost approach:	2,500	95,300
Market approach:		
Trended approach:		
Override approach:		

IDENTIFICATION # 02-420783

16755 BEDFORD ST

CARD# 001 of 1

STYLE OF HOUSE 2 1 CONVENTIONAL 2 BI LEVEL 3 MULTI LEVEL 4 ALTERNATIVE STORY HEIGHT 2.00 EXTERIOR WALLS 1 1 FRAME/SIDING 2 STUCCO 3 TILE 4 CONCRETE BLOCK 5 METAL 6 CONCRETE 7 BRICK 8 STONE 9 FRAME/SIDING W MASONRY HEATING 1 0 NO HEAT 1 BASE AIR CONDITIONING 1 0 NONE 1 CENTRAL BASEMENT 6 1 NONE 2 PART CRAWL 3 PART BASEMENT 4 PT BSMT/PT CRAWL 5 CRAWL 6 FULL BASEMENT		ATTIC TYPE 0 0 NONE 1 UNFINISHED 2 1/4 FINISHED 3 1/2 FINISHED 4 3/4 FINISHED 5 FULL FINISHED ATTIC HEATED ACCOMODATIONS TOTAL ROOMS 7 BEDROOMS 3 FAMILY ROOMS 1 DINING ROOMS 1 PLUMBING FULL BATHS 2 HALF BATHS 1 ADDNL FIXTURES 0 FIN LIV AREA 1,260 FIN BSMT AREA 0 UNFIN LIV AREA 0 YEAR BUILT 2003 EFF YEAR BUILT 2003 YEAR REMOD. 0 CONDITION 3 AV GRADE C+02 BSMT GAR CAR CAP 0 FIREPLACE N OPENINGS 0 STACKS 0		FEATURES <table border="1"> <thead> <tr> <th>CODE</th> <th>GRADED</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td></td> <td>False</td> <td>0</td> </tr> </tbody> </table> ADDITIONS <table border="1"> <thead> <tr> <th>TYPE</th> <th>AREA</th> <th>YR BLT</th> </tr> </thead> <tbody> <tr> <td>GR1 Garage Frame</td> <td>400</td> <td>0</td> </tr> <tr> <td>PR1 Porch Frame - Open</td> <td>50</td> <td>0</td> </tr> </tbody> </table>			CODE	GRADED	AREA		False	0	TYPE	AREA	YR BLT	GR1 Garage Frame	400	0	PR1 Porch Frame - Open	50	0
CODE	GRADED	AREA																			
	False	0																			
TYPE	AREA	YR BLT																			
GR1 Garage Frame	400	0																			
PR1 Porch Frame - Open	50	0																			
		ENTRY CODE 1 DATA COLLECTION REVIEWER CONTACT DAM 12/14/2010																			

IMPROVEMENTS

TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
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