

TAX DISTRICT 02 SCHOOL DISTRICT KENSTON LSD STUBBS MELANIE C	<b>02-420783</b> PROPERTY NUMBER	<b>02--13-01-03-111-00</b> MAP ROUTING NUMBER	CARD# 001 of 1 RECHECK N
<b>16755 BEDFORD ST</b>			
PROPERTY DESC S/L 433 CHAGRIN FALLS PARK SUB	STATE CODE PROP TYPE 2 LUC 511	NEIGHBORHOOD NEIGHBORHOOD DSRBLTY 2 NEIGHBORHOOD TREND 5	26000 COMM/IND COST COMM/IND INCOME COM/IND NBHD 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	N	2,500.00	2,500	/100	/100	/100	/100	2,500	
<b>TOTAL ACRES</b>		.060								<b>TOTAL LAND VALUE</b>		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]

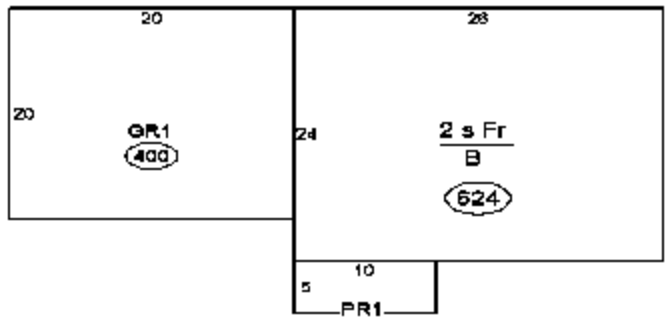
CURRENT VALUE RECORD			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	2,500	108,500	111,000

REAL PROPERTY VALUE HISTORY				
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	2,500	108,500	111,000	120
2005	2,300	122,800	125,100	30
2005	2,300	90,500	92,800	120

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

COMPARABLE SALES			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	2,500		111,000
Market approach:			
Trended approach:			
Override approach:			



<b>STYLE OF HOUSE</b>	2	<b>ATTIC TYPE</b>	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 ALTERNATIVE		3 1/2 FINISHED	
		4 3/4 FINISHED	
<b>STORY HEIGHT</b>	2.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	7
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	1
4 CONCRETE BLOCK		DINING ROOMS	1
5 METAL			
6 CONCRETE		<b>PLUMBING</b>	
7 BRICK		FULL BATHS	2
8 STONE		HALF BATHS	1
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
<b>HEATING</b>	1	<b>FIN LIV AREA</b>	1,248
0 NO HEAT		<b>FIN BSMT AREA</b>	0
1 BASE		<b>UNFIN LIV AREA</b>	0
<b>AIR CONDITIONING</b>	0	<b>YEAR BUILT</b>	2003
0 NONE		<b>EFF YEAR BUILT</b>	2003
1 CENTRAL		<b>YEAR REMOD.</b>	0
<b>BASEMENT</b>	6	<b>CONDITION</b>	3 AV
1 NONE		GRADE	C+02
2 PART CRAWL		<b>BSMT GAR CAR CAP</b>	0
3 PART BASEMENT		<b>FIREPLACE</b>	N
4 PT BSMT/PT CRAWL		OPENINGS	0
5 CRAWL		STACKS	0
6 FULL BASEMENT			

FEATURES			
CODE	GRADED	AREA	
ALC	Addn'l Living Units-Converted	True	1

ADDITIONS			
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