

TAX DISTRICT 23  
 SCHOOL DISTRICT NEWBURY LSD  
 VON BUSSE KARL

**23-120000**  
 PROPERTY NUMBER

**23--10-15-00-074-00**  
 MAP ROUTING NUMBER

CARD# 001 of 1  
 RECHECK N

PROPERTY DESC  
 S/L 7  
 EAST CHAGRIN HEIGHTS ESTATES

**10048 BELL ST**

STATE CODE	NEIGHBORHOOD	10400	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	3	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 510			COM/IND TYPE

DEED 1942/3315 ACRES 1.50

**LAND INFORMATION**

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
AH	1.000	0.00	26,500.00	Y	26,500.00	26,500	X/100	/ 100	/100	/100	26,500
AS	.500	0.00	26,500.00	Y	26,500.00	13,250	S/90	/ 100	/100	/100	11,900

TOTAL ACRES 1.500 TOTAL LAND VALUE 38,400

**NOTES**

2013 FLD NC ADD 1SFR/S (18X24) & FRONT OFF FOR 1-1-13 DISC ON SALES VERIFICATION CG 3-8-13  
 2011 FLD RV UPDATED WINDOWS & VINYL SIDING. JH 12/16/2010  
 FLD NC 2004 001 2004 CONV PT ATT GAR TO 1SFR/S EST 100% 1-1-04 DS 12-18-03  
 FLD DC 1992 001 SHED IS PP

**CURRENT VALUE RECORD**

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	38,400	112,400	150,800

**REAL PROPERTY VALUE HISTORY**

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	38,400	112,400	150,800	120
2013	38,400	96,700	135,100	120
2011	38,400	80,300	118,700	120

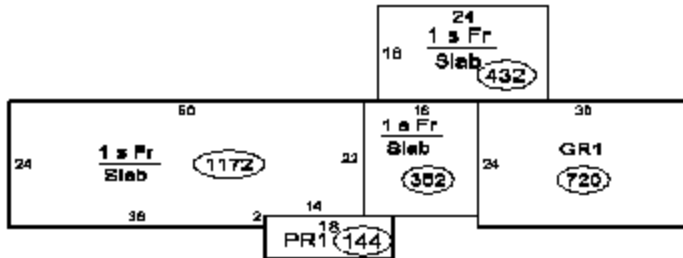
**TRANSFERS**

DATE	# PRCLS	SOURCE	SALE PRICE	V
02/05/2013	1	97	171,500	Yes
09/29/2000	1	1587	127,500	Yes
04/23/1996	1	575	114,000	Yes
01/01/1990	0	0	0	No

**COMPARABLE SALES**

Parcel Number Sale Date Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	38,400		150,800
Market approach:			
Trended approach:			
Override approach:			



<b>STYLE OF HOUSE</b>	1	<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>	1.00	5 FULL FINISHED	
		<b>ATTIC HEATED</b>	
<b>EXTERIOR WALLS</b>	1	<b>ACCOMODATIONS</b>	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE			
7 BRICK			
8 STONE			
9 FRAME/SIDING			
W MASONRY			
<b>HEATING</b>	1	<b>PLUMBING</b>	
0 NO HEAT		FULL BATHS	1
1 BASE		HALF BATHS	0
		ADDNL FIXTURES	0
<b>AIR CONDITIONING</b>	0	<b>FIN LIV AREA</b>	1,956
0 NONE		<b>FIN BSMT AREA</b>	0
1 CENTRAL		<b>UNFIN LIV AREA</b>	0
		<b>YEAR BUILT</b>	1956
		<b>EFF YEAR BUILT</b>	1985
		<b>YEAR REMOD.</b>	2003
<b>BASEMENT</b>	1	<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>	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA

ADDITIONS			
TYPE	AREA	YR	BLT
GR1 Garage Frame	720		0
PR1 Porch Frame - Open	144		0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JH
			12/16/2010

IMPROVEMENTS															
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD
162 Shelter	10	12	120	1969	1969	2	0.00	F		100	0	0		0	0