

TAX DISTRICT 05
 SCHOOL DISTRICT BERKSHIRE LSD
 BOSSER DIANA L TOD

05-003671
 PROPERTY NUMBER

05--11-02-00-001-17
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

PROPERTY DESC
 BLDG 4 UNIT A
 SHANNON COURT OF GEAUGA CONDOMINIUM

14747 SHANNON

STATE CODE	NEIGHBORHOOD	10600	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	4	COM/IND NBHD
LUC 550			COM/IND TYPE

DEED 2027/389 ACRES 0.00

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
G1	.000	0.00	22,000.00	Y	22,000.00	22,000	/100	/100	/100	/100	22,000

TOTAL ACRES .000 TOTAL LAND VALUE 22,000

NOTES

FLD NC 1998 DWLG 100% 1-1-99 BMC 11-18-98
 OFC NS 1998 SABRE - SPLIT UNIT A FROM 05-004700 9-1-98

CURRENT VALUE RECORD

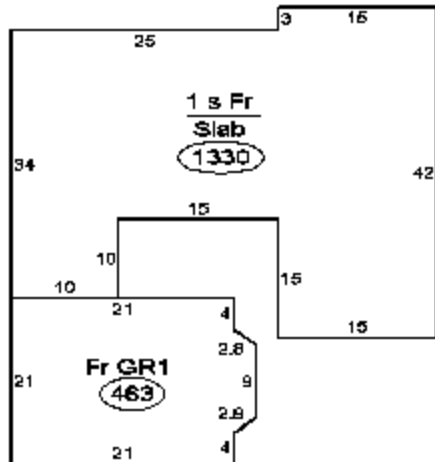
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	22,000	116,000	138,000

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	22,000	116,000	138,000	120
2017	22,000	107,400	129,400	120
2011	30,000	102,000	132,000	120
2005	30,000	102,400	132,400	120
2002	26,800	103,600	130,400	120
1999	25,000	93,300	118,300	30
1999	25,000	0	25,000	120
1998	2,900	0	2,900	110

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
09/27/2011	1	991	131,000	Yes
09/17/1998	1	1769	131,000	Yes
09/01/1998	1	0	0	No
09/01/1998	1	0	0	No



STYLE OF HOUSE	1	ATTIC TYPE	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	
STORY HEIGHT	1.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	2
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	2
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	1,330
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1998
0 NONE		EFF YEAR BUILT	1998
1 CENTRAL		YEAR REMOD.	0
BASEMENT	1	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

		FEATURES	
CODE	GRADED	AREA	
	False	0	

ADDITIONS			
TYPE	AREA	YR	BLT
GR1 Garage Frame	463	0	

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			03/26/2010

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

TAX DISTRICT 05 SCHOOL DISTRICT BERKSHIRE LSD BOSSER DIANA L TOD	05-003671 PROPERTY NUMBER	05--11-02-00-001-17 MAP ROUTING NUMBER	CARD# 001 of 1 RECHECK N
14747 SHANNON			
PROPERTY DESC BLDG 4 UNIT A SHANNON COURT OF GEAUGA CONDOMINIUM	STATE CODE PROP TYPE 2 LUC 550	NEIGHBORHOOD NEIGHBORHOOD DSRBLTY 4 NEIGHBORHOOD TREND 4	10600 COMM/IND COST COMM/IND INCOME COM/IND NBHD COM/IND TYPE
DEED 2027/389 ACRES 0.00			

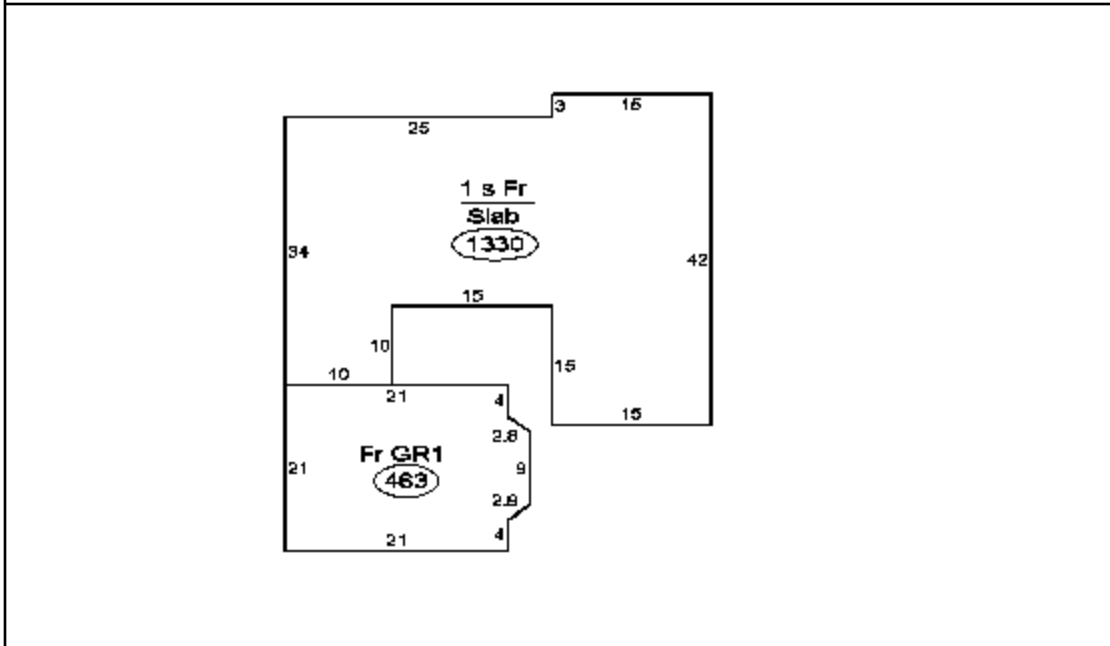
LAND INFORMATION												
							OTHER LANDADJUSTMENTS					
TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	CODE/%	CODE/%	CODE/%	TRUE VALUE	
G1	.000	0.00	22,000.00	Y	22,000.00	22,000	/100	/100	/100	/100	22,000	
TOTAL ACRES		.000								TOTAL LAND VALUE		22,000

NOTES

FLD NC 1998 DWLG 100% 1-1-99 BMC 11-18-98
OFC NS 1998 SABRE - SPLIT UNIT A FROM 05-004700 9-1-98

CURRENT VALUE RECORD			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	22,000	107,400	129,400

REAL PROPERTY VALUE HISTORY				
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	22,000	107,400	129,400	120
2011	30,000	102,000	132,000	120
2005	30,000	102,400	132,400	120



TRANSFERS				
DATE	# PRCLS	SOURCE	SALE PRICE	V
09/27/2011	1	991	131,000	Yes
09/17/1998	1	1769	131,000	Yes
09/01/1998	1	0	0	No
09/01/1998	1	0	0	No

COMPARABLE SALES		
Parcel Number	Sale Date	Sale Price

COMPARABLE SALES (continued)			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	22,000	107,400	129,400
Market approach:	22,000		
Trended approach:	0	0	
Override approach:	30,000	102,000	132,000

STYLE OF HOUSE	1	ATTIC TYPE	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	
STORY HEIGHT	1.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	2
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	2
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	1,330
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1998
0 NONE		EFF YEAR BUILT	1998
1 CENTRAL		YEAR REMOD.	0
BASEMENT	1	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	Y
4 PT BSMT/PT CRAWL		OPENINGS	1
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES	
CODE	GRADED AREA
	False 0
ADDITIONS	
TYPE	AREA YR BLT
GR1 Garage Frame	463 0
ENTRY CODE	1
CONTACT	
DATA COLLECTION	REVIEWER
	JW
	03/26/2010

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

TAX DISTRICT 05 SCHOOL DISTRICT BERKSHIRE LSD BOSSER DIANA L	05-003671 PROPERTY NUMBER	05--11-02-00-001-17 MAP ROUTING NUMBER	CARD# 001 of 1 RECHECK N
14747 SHANNON			
PROPERTY DESC BLDG 4 UNIT A SHANNON COURT OF GEAUGA CONDOMINIUM	STATE CODE PROP TYPE 2 LUC 550	NEIGHBORHOOD NEIGHBORHOOD DSRBLTY 4 NEIGHBORHOOD TREND 4	10600 COMM/IND COST COMM/IND INCOME COM/IND NBHD COM/IND TYPE
DEED 1909/912 ACRES 0.00			

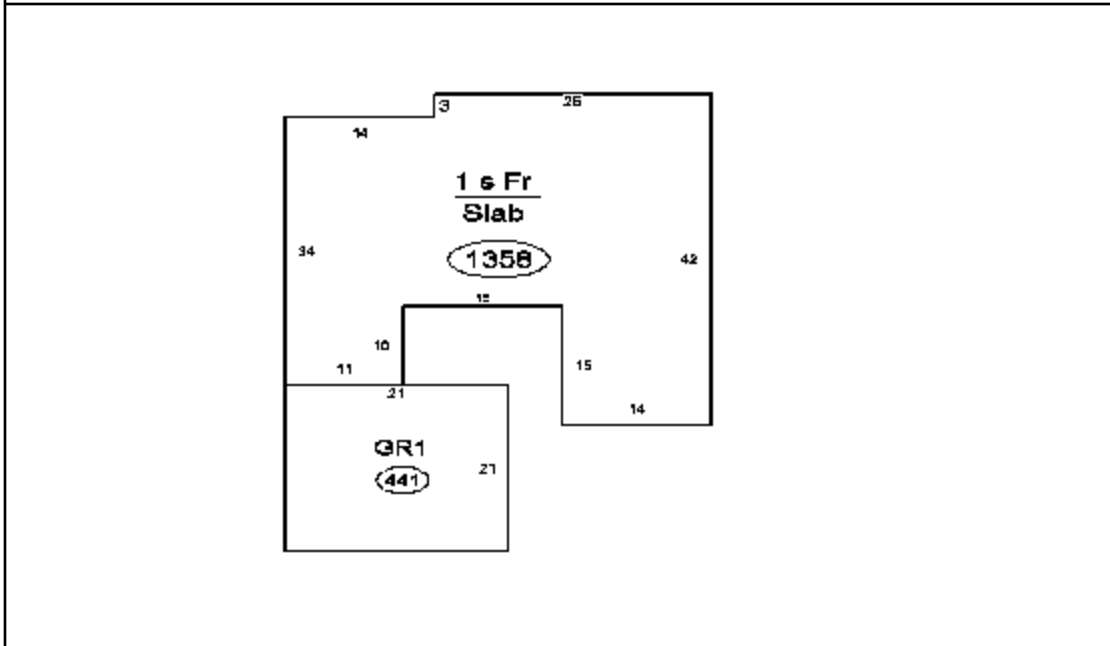
LAND INFORMATION												
							OTHER LANDADJUSTMENTS					
TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	CODE/%	CODE/%	CODE/%	TRUE VALUE	
G1	.000	0.00	30,000.00	N	30,000.00	30,000	/100	/100	/100	/100	30,000	
TOTAL ACRES		.000								TOTAL LAND VALUE		30,000

NOTES

FLD NC 1998 DWLG 100% 1-1-99 BMC 11-18-98
OFC NS 1998 SABRE - SPLIT UNIT A FROM 05-004700 9-1-98

CURRENT VALUE RECORD			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	30,000	102,000	132,000

REAL PROPERTY VALUE HISTORY				
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	30,000	102,000	132,000	120
2005	30,000	102,400	132,400	120
2002	26,800	103,600	130,400	120



TRANSFERS				
DATE	# PRCLS	SOURCE	SALE PRICE	V
09/27/2011	1	991	131,000	Yes
09/17/1998	1	1769	131,000	Yes
09/01/1998	1	0	0	No
09/01/1998	1	0	0	No

COMPARABLE SALES		
Parcel Number	Sale Date	Sale Price

COMPARABLE SALES			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	30,000	96,100	126,100
Market approach:	30,000		
Trended approach:	0	0	
Override approach:	30,000	102,000	132,000

STYLE OF HOUSE	1	ATTIC TYPE	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	
STORY HEIGHT	1.00	5 FULL FINISHED	
		ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	2
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	2
8 STONE		HALF BATHS	0
9 FRAME/SIDING		ADDNL FIXTURES	0
W MASONRY			
HEATING	1	FIN LIV AREA	1,358
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1998
0 NONE		EFF YEAR BUILT	1998
1 CENTRAL		YEAR REMOD.	0
BASEMENT	1	CONDITION	3 AV
1 NONE		GRADE	B-02
2 PART CRAWL		BSMT GAR CAR CAP	0
3 PART BASEMENT		FIREPLACE	N
4 PT BSMT/PT CRAWL		OPENINGS	0
5 CRAWL		STACKS	0
6 FULL BASEMENT			

FEATURES	
CODE	GRADED AREA
	False 0
ADDITIONS	
TYPE	AREA YR BLT
GR1 Garage Frame	441 0
ENTRY CODE	1
CONTACT	
DATA COLLECTION	REVIEWER
	JW
	03/26/2010

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

TAX DISTRICT 05 SCHOOL DISTRICT BERKSHIRE LSD BOSSER DIANA L	05-003671 PROPERTY NUMBER	05--11-02-00-001-17 MAP ROUTING NUMBER	CARD# 001 of 1 RECHECK N
14747 SHANNON			
PROPERTY DESC BLDG 4 UNIT A SHANNON COURT OF GEAUGA CONDOMINIUM	STATE CODE PROP TYPE 2 LUC 550	NEIGHBORHOOD 10600 NEIGHBORHOOD DSRBLTY 4 NEIGHBORHOOD TREND 4	COMM/IND COST COMM/IND INCOME COM/IND NBHD COM/IND TYPE
DEED 1909/912 ACRES 0.00			

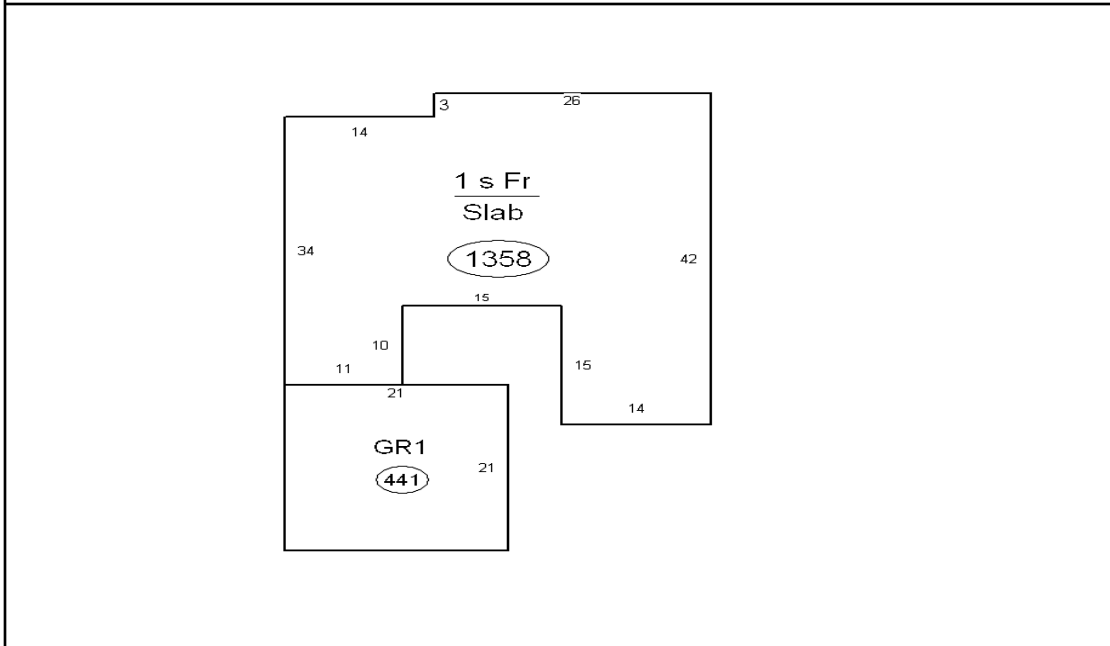
LAND INFORMATION												
							OTHER LANDADJUSTMENTS					
TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	CODE/%	CODE/%	CODE/%	TRUE VALUE	
G1	.000	0.00	30,000.00	N	30,000.00	30,000	/100	/100	/100	/100	30,000	
TOTAL ACRES		.000								TOTAL LAND VALUE		30,000

NOTES

FLD NC 1998 DWLG 100% 1-1-99 BMC 11-18-98
OFC NS 1998 SABRE - SPLIT UNIT A FROM 05-004700 9-1-98

CURRENT VALUE RECORD			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	30,000	102,000	132,000

REAL PROPERTY VALUE HISTORY				
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	30,000	102,000	132,000	120
2005	30,000	102,400	132,400	120
2002	26,800	103,600	130,400	120



TRANSFERS				
DATE	# PRCLS	SOURCE	SALE PRICE	V
09/27/2011	1	991	131,000	No
09/17/1998	1	1769	131,000	Yes
09/01/1998	1	0	0	No
09/01/1998	1	0	0	No

COMPARABLE SALES		
Parcel Number	Sale Date	Sale Price

COMPARABLE SALES			
APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	30,000	96,100	126,100
Market approach:	30,000		
Trended approach:	0	0	
Override approach:	30,000	102,000	132,000

STYLE OF HOUSE	1	ATTIC TYPE	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	
STORY HEIGHT	1.00	ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	2
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	2
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,358
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1998
AIR CONDITIONING	1	EFF YEAR BUILT	1998
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	3 AV
BASEMENT	1	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	N
3 PART BASEMENT		OPENINGS	0
4 PT BSMT/PT CRAWL		STACKS	0
5 CRAWL			

FEATURES		
CODE	GRADED	AREA
	False	0

ADDITIONS		
TYPE	AREA	YR BLT
GR1 Garage Frame	441	0

ENTRY CODE 1 DATA COLLECTION REVIEWER JW
 CONTACT 03/26/2010

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

TAX DISTRICT 05
 SCHOOL DISTRICT BERKSHIRE LSD
 PEATTIE CRAIG S

PROPERTY DESC
 BLDG 4 UNIT A SHANNON
 COURT OF GEAUGA CONDO

DEED 1188/0490 ACRES 0.00

05-003671
 PROPERTY NUMBER

05--11-02-00-001-17
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

14747 SHANNON CT

STATE CODE	NEIGHBORHOOD	10600	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
LUC 550	NEIGHBORHOOD TREND	4	COM/IND NBHD
			COM/IND TYPE

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	OTHER LANDADJUSTMENTS				TRUE VALUE
							CODE/%	CODE/%	CODE/%	CODE/%	
G1	.000	0.00	30,000.00	Y	30,000.00	30,000	/100	/100	/100	/100	30,000
TOTAL ACRES						.000	TOTAL LAND VALUE				30,000

NOTES

FLD NC 1998 001 1998 DWLG 100% 1-1-99 BMC 11-18-98
 OFC NS 1998 001 1998 SABRE - SPLIT UNIT A FROM 05-004700 9-1-98

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	30,000	102,400	132,400

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2005	30,000	102,400	132,400	120
2002	26,800	103,600	130,400	120
1999	25,000	93,300	118,300	30

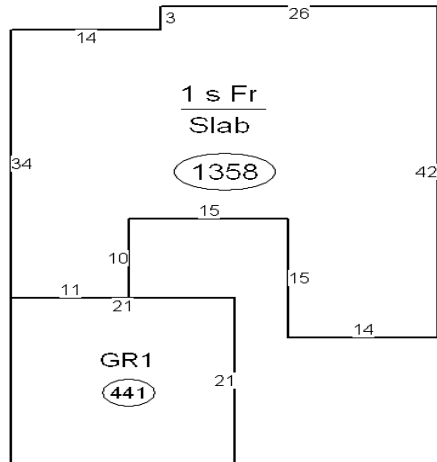
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
09/17/1998	1	1769	131,000	Yes
09/01/1998	1	0	0	No
09/01/1998	1	0	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	30,000		132,500
Market approach:			
Trended approach:			
Override approach:			



STYLE OF HOUSE	1	ATTIC TYPE	0
1 CONVENTIONAL		0 NONE	
2 BI LEVEL		1 UNFINISHED	
3 MULTI LEVEL		2 1/4 FINISHED	
4 OTHER		3 1/2 FINISHED	
		4 3/4 FINISHED	
STORY HEIGHT	1.00	ATTIC HEATED	
EXTERIOR WALLS	1	ACCOMODATIONS	
1 FRAME/SIDING		TOTAL ROOMS	5
2 STUCCO		BEDROOMS	2
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	2
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,358
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1998
AIR CONDITIONING	1	EFF YEAR BUILT	1998
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	1	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	N
3 PART BASEMENT		OPENINGS	0
4 PT BSMT/PT CRAWL		STACKS	0
5 CRAWL			

CODE	FEATURES	
	GRADED	AREA
	False	0

TYPE	ADDITIONS	
	AREA	YR BLT
GR1 Garage Frame	441	0

ENTRY CODE 1 DATA COLLECTION REVIEWER CONTACT

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

OWNERSHIP / PROPERTY DESCRIPTION

G E A U G A Co. (REVAL2005)
OWNER: PEATTIE CRAIG S

05-Nov-2005

LEGAL: BLDG 4 UNIT A SHANNON
COURT OF GEAUGA CONDO

DEED 1188/0490

PARCEL IDENTIFICATION

05--11-02-00-001-17

1/ 1

14747 SHANNON CT

TAX ACCT: 05-003671

NEIGHBORHOOD 106-00
PROP CLASS R/550 NEIGH DSRBTY 4
PROP TYPE 2 PROP DSRBLTY 3

LST,FLT,ALL UTIL,DEV

ENTRY 6 SY 07/15/2004

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
05	30,000	102,400	132,400 7
02	26,800	103,600	130,400 7
99	25,000	93,300	118,300 2
99	25,000	0	25,000 7
98	2,900	0	2,900 6

FLD NC 1998 1998 DWLG 100% 1-1-99 BMC
11-18-98
OFC NS 1998 1998 SABRE - SPLIT UNIT A
FROM 05-004700 9-1-98

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
G1						30000			30000

DWELLING DATA AND COMPUTATIONS

STORY HEIGHT DESIGN
1 = CONVENTIONAL
2 = BI-LEVEL
3 = MULTI-LEVEL

TOTAL RMS	BED RM	FAM RM	DIN RM	FULL BATH	HALF BATH	ADD FX	DESIGN DETACH	NO OF UNITS TYPE DWG UNIT	DESIGN DETACH	CONVERT SEMI-DET
5	2	0	0	2	0	0	1	CONVEN	0	
-- LEVEL 330 --										
BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN						
1358	1.0	1	1358	81100						
TOTAL BASE	1.0	1	1358	81100						

CALCULATIONS (CONT)		VALUE
ROW FACT		81100
EXTR UNITS	0+0	
UNF INT		
HEAT	1	
AIR CON	1	3800
PLUMB	2 + 3	3900
REC RM		
FIREPLACE		
SUB TOT		88800
X NO UNITS	1	88800
GAR / CP	A2.0 28	9200
EXT FEAT		
SUB TOT		98000
GD / DES	B - 2	1.10
WEL / SPT	0	
CF / AL		1.00
RCN		107800
YR BLT/EFF	1998/1998	
YR REM		
COND		
DEPR NML	(*) G 5	5390
DEPR OBS	0	0
RCNLD	0	102400

ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE

TOTAL OTHER IMPROVEMENTS

NEW CONSTRUCTION		CURRENT VALUE RECORD		SALES HISTORY						
N/C ADD	N/C DEDUCT	LAND IMPROVEMENTS	TOTAL	MONTH & YEAR	NO PARCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B	
		30000	102400	132400	0998	1	131000	1769	Y7	0.00

COMPARABLE SALES

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
30000	102400	132400
08/11/2004 102400		132400

GEAUGA Co. (Triennial)
OWNER: PEATTIE CRAIG S

LEGAL: BLDG 4 UNIT A SHANNON
COURT OF GEAUGA CONDO

DEED 1188/0490

05--11-02-00-001-17

14747 SHANNON CT

TAX ACCT: 05-003671

NEIGHBORHOOD 130-00
PROP CLASS R/550 NEIGH DSRBTY 4
PROP TYPE 2 PROP DSRBLTY 3

LST.FLT.ALL UTIL.DEV

ENTRY 6 JS 09/14/1998

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL	R
02	26,800	103,600	130,400	7
99	25,000	93,300	118,300	2
99	25,000	0	25,000	7
98	2,900	0	2,900	6

FLD NC 1998 1998 DWLG 100% 1-1-99 BMC
11-18-98
OFC NS 1998 1998 SABRE - SPLIT UNIT A
FROM 05-004700 9-1-98

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	LAND DATA AND COMPUTATIONS		BASE VALUE	OTHER ADJUSTMENTS		VALUE
				UNIT RATE	FACTOR		CODE	FACTOR	
G1						26800			26800
						TOTAL LAND VALUE			26800

DWELLING DATA AND COMPUTATIONS

STORY HEIGHT DESIGN
1 = CONVENTIONAL
2 = BI-LEVEL
3 = MULTI-LEVEL

-- LEVEL 275 --

TOTAL RMS	5	BED RM	2	FAM RM	0	DIN RM	0	FULL BATH	2	HALF BATH	0	ADD FX	0
DESIGN	1	CONVERT	0	NO OF UNITS		DESIGN		CONVERT					
DETACH	1	SEMI-DET		TYPE DWG UNIT		DETACH		SEMI-DET					

BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN
1358	1.0	1	1358	67600
ATTIC				
BASEMENT				
CRAWL				
TOTAL BASE	1.0	1	1358	67600

CALCULATIONS (CONT)		
ROW FACT		67600
EXTR UNITS	0+0	
UNF INT		
HEAT	1	
AIR CON	1	3200
PLUMB	2 + 3	3300
REC RM		
FIREPLACE		
SUB TOT		74100
X NO UNITS	A2.0 28	7700
GAR / CP		
EXT FEAT		
SUB TOT	B	81800
GD / DES		1.20
WTR / SWR	0	
CF / AL		1.00
RCN		98200
YR BLT / EFF	1998 / 1998	
YR REM		
COND	(*) G	4910
DEPR NML	5	0
DEPR OBS	0	
RCNLD		93300

NEW CONSTRUCTION

N/C ADD	N/C DEDUCT	RECHECK YEAR
93300		

CURRENT VALUE RECORD

LAND	IMPROVEMENTS	TOTAL
26800	103600	130400

SALES HISTORY

MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B
0998	1	131000	1769	Y7	0.00

COMPARABLE SALES

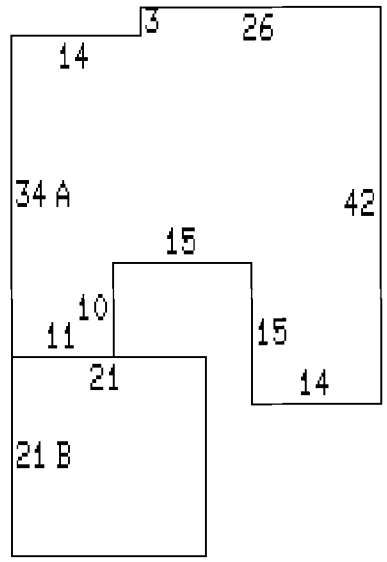
VALUATION

COST APPROACH	LAND	IMPROVEMENT	TOTAL
	26800	93300	120100
			MARKET APPROACH
			PREDICTED VALUE
01/01/2002			103600
FINAL VALUE CONCLUSION			130400

ID	TYPE	USE	YR BLT	FMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE

TOTAL OTHER IMPROVEMENTS

ID	DESCRIPTION	AREA	PTS
A	1SFR/S	1358	
B	2CFG	441	28



LEGAL: BLDG 4 UNIT A SHANNON COURT OF GEAUGA CONDO

DEED 1188/0490

14747 SHANNON CT
 TAX ACCT: 05-003671
 NEIGHBORHOOD 130-00
 PROP CLASS R/550 NEIGH DSRBTY 4
 PROP TYPE 2 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS		VALUE
G1						25000			25000
TOTAL LAND VALUE									25000

LST.FLT.ALL UTIL.DEV
 ENTRY 6 JS 09/14/1998
 FLD NC 1998 1998 DWLG 100% 1-1-99 BMC
 11-18-98
 OFC NS 1998 1998 SABRE - SPLIT UNIT A
 FROM 05-004700 9-1-98

DWELLING DATA AND COMPUTATIONS										CALCULATIONS (CONT)		
STORY HEIGHT DESIGN										RCN FACT	0+0	67600
1 = CONVENTIONAL										EXTR UNITS		
2 = BI-LEVEL										UNF INT		
3 = MULTI-LEVEL										HEAT	1	
-- LEVEL 275 --										AIR CON	1	3200
										PLUMB	2 + 3	3300
										REC RM		
										FIREPLACE		
										SUB TOT		74100
										K NO UNITS	1	74100
										GAR / CP	A2.0 28	7700
										EXT REAR		
										SUB TOT	B	81800
										GD / DES		1.20
										WTR / DWR	0	
										CF / AL		1.00
										RCN	1998/1998	98200
										YR BLT / OFF		
										YR REW		
										COND	(*)	4910
										DEPR-ANL	5	0
										DEPR-OBS	0	0
										ROND		93300

SUMMARY OTHER IMPROVEMENTS												
ID	TYPE	USE	YR BLT	MANL COND	SIZE	AREA	RATE	GRADE	CVAL	RCN	DEPR	TRUE VALUE

NEW CONSTRUCTION					
NIC ADD	NIC DEDUCT	RECHECK YEAR			
93300					
CURRENT VALUE RECORD					
LAND IMPROVEMENTS	TOTAL				
2900	2900				
SALES HISTORY					
MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	VALIDITY	PPR LBS
0998	1	131000	1769	Y7	0.00

COMPARABLE SALES		

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
25000	93300	118300
		MARKET APPROACH
		PREDICTED VALUE
12/03/1998	93300	FINAL VALUE CONCLUSION
		118300

ID	DESCRIPTION	AREA	PTS
A	1SFR/S	1358	
B	2CFG	441	28

