

TAX DISTRICT 11
 SCHOOL DISTRICT WEST GEAUGA LSD
 BROWN WILLIAM C

11-042800
 PROPERTY NUMBER

11--05-11-00-154-00
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

PROPERTY DESC
 S/L 56
 HERRICK COUNTRY ESTATES

12575 HOVEY DR

STATE CODE	NEIGHBORHOOD	30200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	4	COM/IND NBHD
LUC 510			COM/IND TYPE

DEED 2086/2916 ACRES 0.69

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	.690	0.00	42,000.00	N	42,000.00	28,980	X/134	/ 100	/100	/100	38,800

TOTAL ACRES .690 TOTAL LAND VALUE 38,800

NOTES

FLD DC 2004 P/U A/C PREV NOT ON RECORD TL 12-1-03

CURRENT VALUE RECORD

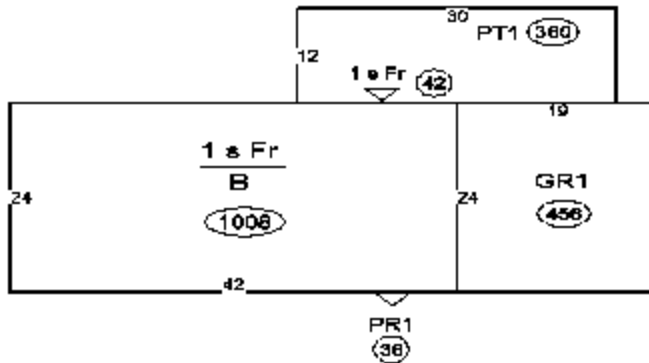
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	38,800	93,000	131,800

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	38,800	93,000	131,800	120
2017	38,800	81,600	120,400	120
2011	37,900	81,400	119,300	120
2005	37,900	87,500	125,400	120
2002	33,000	78,700	111,700	120
1999	31,400	74,200	105,600	120
1996	22,800	62,300	85,100	110
1996	22,800	62,300	85,100	120
1995	21,700	59,300	81,000	110

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
01/31/2020	1	106	155,000	Yes
06/28/2016	1		0	No
03/20/2003	1	0	0	No
11/07/2002	1	0	0	No
11/07/2002	1	1858	0	No
10/21/1998	1	0	0	No
01/17/1996	1	0	0	No
01/01/1990	0	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	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,050
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1955
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	6	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	2
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA

ADDITIONS			
TYPE	AREA	YR	BLT
GR1 Garage Frame	456		0
PR1 Porch Frame - Open	36		0
PT1 Patio Concrete	360		0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			08/10/2010

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

TAX DISTRICT 11
 SCHOOL DISTRICT WEST GEauga LSD
 WENDELL MARGARET ANN

11-042800

PROPERTY NUMBER

11--05-11-00-154-00

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC
 S/L 56
 HERRICK COUNTRY ESTATES

12575 HOVEY DR

STATE CODE	NEIGHBORHOOD	30200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
LUC 510	NEIGHBORHOOD TREND	4	COM/IND NBHD
			COM/IND TYPE

DEED 2013/102 ACRES 0.69

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	.690	0.00	42,000.00	N	42,000.00	28,980	X/134	/ 100	/100	/100	38,800

TOTAL ACRES .690 TOTAL LAND VALUE 38,800

NOTES

FLD DC 2004 P/U A/C PREV NOT ON RECORD TL 12-1-03

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	38,800	81,600	120,400

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2017	38,800	81,600	120,400	120
2011	37,900	81,400	119,300	120
2005	37,900	87,500	125,400	120

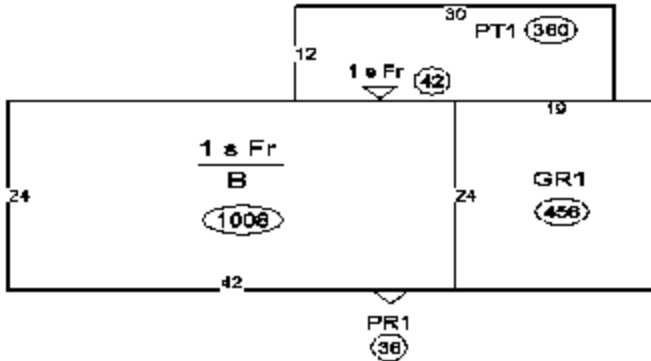
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
06/28/2016	1		0	No
03/20/2003	1	0	0	No
11/07/2002	1	0	0	No
11/07/2002	1	1858	0	No

COMPARABLE SALES

Parcel Number Sale Date Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	38,800		120,400
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 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	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,050
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1955
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	6	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	2
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA

ADDITIONS			
TYPE	AREA	YR	BLT
GR1 Garage Frame	456		0
PR1 Porch Frame - Open	36		0
PT1 Patio Concrete	360		0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			08/10/2010

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

TAX DISTRICT 11
 SCHOOL DISTRICT WEST GEauga LSD
 BROWN ROBERTA TOD

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PROPERTY DESC
 S/L 56
 HERRICK COUNTRY EST

12575 HOVEY DR

STATE CODE	NEIGHBORHOOD	30200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	5	COMM/IND INCOME
LUC 510	NEIGHBORHOOD TREND	4	COM/IND NBHD
			COM/IND TYPE

DEED 1593/0920 ACRES 0.69

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	.690	0.00	41,000.00	Y	41,000.00	28,290	X/134	/ 100	/100	/100	37,900

TOTAL ACRES .690 TOTAL LAND VALUE 37,900

NOTES

FLD DC 2004 P/U A/C PREV NOT ON RECORD TL 12-1-03

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Work In Progress	37,900	81,400	119,300

REAL PROPERTY VALUE HISTORY

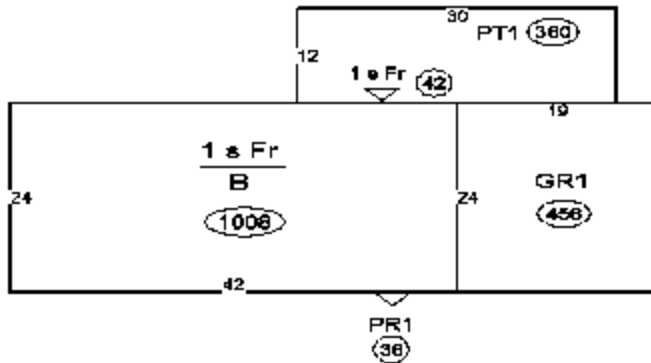
YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	37,900	81,400	119,300	120
2005	37,900	87,500	125,400	120
2002	33,000	78,700	111,700	120

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
03/20/2003	1	0	0	No
11/07/2002	1	0	0	No
11/07/2002	1	1858	0	No
10/21/1998	1	0	0	No

COMPARABLE SALES

Parcel Number Sale Date Sale Price



APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	37,900		119,300
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 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	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL			
6 CONCRETE		PLUMBING	
7 BRICK		FULL BATHS	1
8 STONE		HALF BATHS	0
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,050
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	1	YEAR BUILT	1955
0 NONE		EFF YEAR BUILT	1975
1 CENTRAL		YEAR REMOD.	0
BASEMENT	6	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	2
5 CRAWL		STACKS	1
6 FULL BASEMENT			

FEATURES		
CODE	GRADED	AREA

ADDITIONS			
TYPE	AREA	YR	BLT
GR1 Garage Frame	456		0
PR1 Porch Frame - Open	36		0
PT1 Patio Concrete	360		0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			08/10/2010

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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12575 HOVEY DR

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PROP TYPE 2	NEIGHBORHOOD DSRBLTY	5	COMM/IND INCOME
LUC 510	NEIGHBORHOOD TREND	4	COM/IND NBHD
			COM/IND TYPE

DEED 1593/0920 ACRES 0.69

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	OTHER LANDADJUSTMENTS				TRUE VALUE
								CODE/%	CODE/%	CODE/%	CODE/%	
AH	.690	0.00	41,000.00	Y	41,000.00	28,290	X/134	/ 100	/100	/100		37,900

TOTAL ACRES .690 TOTAL LAND VALUE 37,900

NOTES

FLD DC 2004 P/U A/C PREV NOT ON RECORD TL 12-1-03

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	37,900	81,400	119,300

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	37,900	81,400	119,300	120
2005	37,900	87,500	125,400	120
2002	33,000	78,700	111,700	120

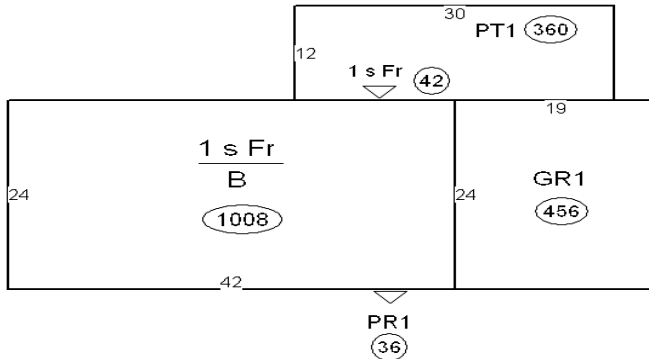
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
03/20/2003	1	0	0	No
11/07/2002	1	0	0	No
11/07/2002	1	1858	0	No
10/21/1998	1	0	0	No

COMPARABLE SALES

Parcel Number Sale Date Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	37,900		119,300
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 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	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,050
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1955
AIR CONDITIONING	1	EFF YEAR BUILT	1975
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	3 AV
BASEMENT	6	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	2
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA
ADDITIONS		
TYPE	AREA	YR BLT
GR1 Garage Frame	456	0
PR1 Porch Frame - Open	36	0
PT1 Patio Concrete	360	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			08/10/2010

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

TAX DISTRICT 11
 SCHOOL DISTRICT WEST GEAUGA LSD
 BROWN ROBERTA TOD

11-042800

PROPERTY NUMBER

11--05-11-00-154-00

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC
 S/L 56
 HERRICK COUNTRY ESTATES

12575 HOVEY DR

STATE CODE	NEIGHBORHOOD	30200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	5	COMM/IND INCOME
LUC 510	NEIGHBORHOOD TREND	4	COM/IND NBHD
			COM/IND TYPE

DEED 1593/0920 ACRES 0.69

LAND INFORMATION

TYPE	EFF FRONT SQFT \ ACRE	BASE SIZE	RATE	O/R	ADJ RATE	BASE VALUE	CODE/%	OTHER LANDADJUSTMENTS				TRUE VALUE
								CODE/%	CODE/%	CODE/%	CODE/%	
AH	.690	0.00	41,000.00	Y	41,000.00	28,290	X/134	/ 100	/ 100	/ 100		37,900

TOTAL ACRES .690

TOTAL LAND VALUE 37,900

NOTES

FLD DC 2004 001 2004 P/U A/C PREV NOT ON RECORD TL 12-1-03

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	37,900	87,500	125,400

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2005	37,900	87,500	125,400	120
2002	33,000	78,700	111,700	120
1999	31,400	74,200	105,600	120

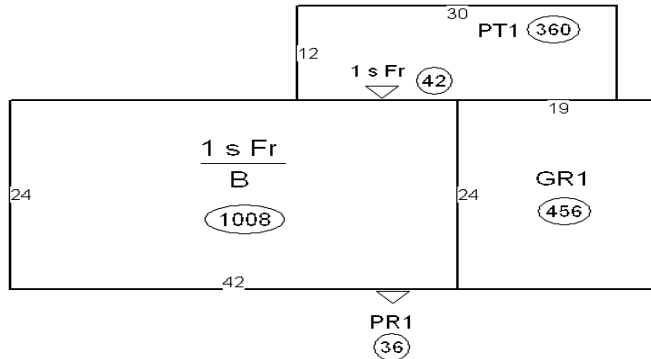
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
03/20/2003	1	0	0	No
11/07/2002	1	0	0	No
11/07/2002	1	1858	0	No
10/21/1998	1	0	0	No

COMPARABLE SALES

Parcel Number	Sale Date	Sale Price
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APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	37,900		125,000
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	3
3 TILE		FAMILY ROOMS	0
4 CONCRETE BLOCK		DINING ROOMS	0
5 METAL		PLUMBING	
6 CONCRETE		FULL BATHS	1
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,050
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1955
AIR CONDITIONING	1	EFF YEAR BUILT	1955
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	6	GRADE	B-02
1 NONE		BSMT GAR CAR CAP	0
2 PART CRAWL		FIREPLACE	Y
3 PART BASEMENT		OPENINGS	2
4 PT BSMT/PT CRAWL		STACKS	1
5 CRAWL			

FEATURES		
CODE	GRADED	AREA

ADDITIONS		
TYPE	AREA	YR BLT
GR1 Garage Frame	456	0
PR1 Porch Frame - Open	36	0
PT1 Patio Concrete	360	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

G E A U G A Co. (Triennial)
OWNER: BROWN ROBERTA L TRUSTEE

23-Nov-2002

11--05-11-00-154-00

1 / 1

LEGAL: LOT- 34 -56 HCE
TR- 3

DEED 1195/0055

0.690 ACRES

12575 HOVEY DR

TAX ACCT: 11-042800

NEIGHBORHOOD 302-00

PROP CLASS R/510

NEIGH DSRBTY 5

PROP TYPE 2

PROP DSRBLTY 3

LST.FLT.EL.WS.WL.DEV

ENTRY 6 JV 07/15/1997

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL	R
02	33,000	78,700	111,700	7
99	31,400	74,200	105,600	7
96	22,800	62,300	85,100	0
96	22,800	62,300	85,100	7
95	21,700	59,300	81,000	

LAND DATA AND COMPUTATIONS

TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
AH		0.690 ACRES		35700	X 134	33008			33010
TOTAL ACRES 0.690						TOTAL LAND VALUE			33000

TOTAL ACRES 0.690

TOTAL LAND VALUE

33000

DWELLING DATA AND COMPUTATIONS

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

-- LEVEL 275 --

CALCULATIONS (CONT)

ROW FACT			71200
EXTR UNITS	0+0		
UNF INT			
HEAT	1		
AIR CON	0		
PLUMB	2		
REC RM			
FIREPLACE	1	2	4700
SUB TOT			75900
X NO UNITS	1		75900
GAR / CP	A2.0	28	7700
EXT FEAT	8		2200
SUB TOT			85800
GD / DES	B -	2	1.10
WTR / SWR	1		
CF / AL			1.00
RCN			94400
YR BLT / EFF	1955 / 1955		
YR REM			
COND	(*)	G	23600
DEPR NML	25		0
DEPR OBS	0		
RCNLD			70800

TOTAL RMS 5 BED RM 3 FAM RM 0 DIN RM 0 FULL BATH 1 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

CONVEN

BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN
1050	1.0	1	1050	56700
4	ATTIC		0	14500
	BASEMENT			
	CRAWL			
TOTAL BASE	1.0	1	1050	71200

SUMMARY OTHER IMPROVEMENTS

ID	TYPE	USE	YR BLT	MDL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	05	POOL	68		AV	12X024	288	26.24	100		7557	75	1900

TOTAL OTHER IMPROVEMENTS

1900

NEW CONSTRUCTION

N/C ADD	N/C DEDUCT	RECHECK YEAR

CURRENT VALUE RECORD

LAND	IMPROVEMENTS	TOTAL
33000	78700	111700

SALES HISTORY

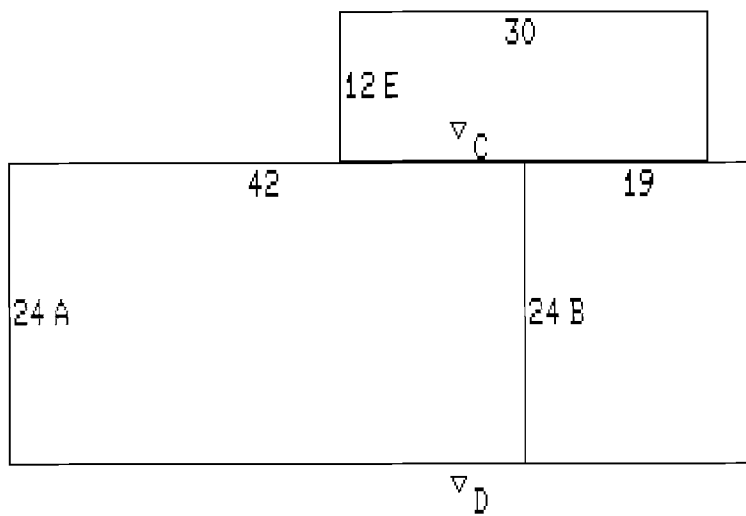
MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B

COMPARABLE SALES

VALUATION

COST APPROACH	LAND	IMPROVEMENT	TOTAL
	33000	72700	105700
			MARKET APPROACH
			PREDICTED VALUE
01/01/2002			76800
			FINAL VALUE CONCLUSION
			111700

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	1008	
B	2CFG	456	28
C	OH 3X14	42	
D	OFP 4X9	36	4
E	P	360	4



G E A U G A County (Reval)
 OWNER: BROWN ROBERTA L TRUSTEE

16-Apr-1999

PARCEL IDENTIFICATION 11--05-11-00-154-00 1 / 1

LEGAL: LOT- 34 -56 HCE
 TR- 3 H
 32 W GEAUGA S.D.

DEED 1195/0055

0.690 ACRES

12575 HOVEY DR

TAX ACCT: 11-042800

PROP CLASS R/510 NEIGHBORHOOD 302-00
 PROP TYPE 2 NEIGH DSRBTY 5
 PROP DSRBLTY 3

LST.FLT.EL.WS.WL.DEV

ENTRY 6 JV 07/15/1997

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS		VALUE
							CODE	FACTOR	
AH		0.690 ACRES		34000	X 134	31440			31440
TOTAL ACRES						0.690	TOTAL LAND VALUE		31400

DWELLING DATA AND COMPUTATIONS				CALCULATIONS (CONT.)			
STORY HEIGHT DESIGN				ROW FACT			71200
1 = CONVENTIONAL				EXTR UNITS	0+0		
2 = BI-LEVEL				UNF INT			
3 = MULTI-LEVEL				HEAT	1		
-- LEVEL 275 --				AIR CON	0		
				PLUMB	2		
				REC RM			
				FIREPLACE	1 2		4700
				SUB TOT			75900
				X NO UNITS	1		75900
				GAR / CP	A2.0 28		7700
				EXT FEAT	8		2200
				SUB TOT			85800
				GD / DES	B - 2		1.10
				WTR / SWR	1		
				CF / AL			1.00
				RCN			94400
				YR BLT / EFF	1955 / 1955		
				YR REM			
				COND	(*) G		23600
				DEPR NML	25		0
				DEPR OBS	0		70800
				RCNLD			

TOTAL RMS		DESIGN DETACH		NO OF UNITS		DESIGN DETACH		RCN		WTR / SWR	
5	BED RM	3	FAM RM	0	DIN RM	0	FULL BATH	1	HALF BATH	0	ADD FX
1	CONVERT	0									
1	SEMI-DET										
TOTAL BASE		ATTIC		BASEMENT		CRAWL		ADJ BASE		RCN	
1.0								1050		56700	
1.0								0		14500	
TOTAL BASE		1.0		1		1050		71200			

SUMMARY OTHER IMPROVEMENTS													
ID	TYPE	USE	YR BLT	MDL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	05	POOL	68	AV		12X024	288	24.75	100		7100	75	1800

NEW CONSTRUCTION		
N/C ADD	N/C DEDUCT	RECHECK YEAR

CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
22800	62300	85100

SALES HISTORY				
MONTH & YEAR	NO PRCLS	SALE PRICE	SOURCE	PSF L & B

COMPARABLE SALES	

VALUATION		
COST APPROACH	LAND	IMPROVEMENT
	31400	72600
		TOTAL
		104000

VALUATION		MARKET APPROACH	PREDICTED VALUE	FINAL VALUE CONCLUSION
06/24/1998	72400		104000	105600

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	1008	
B	2CFG	456	28
C	OH 3X14	42	
D	OFF 4X9	36	4
E	P	360	4

