

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 DAVIS HELEN P & CHARLES R

12-015800
 PROPERTY NUMBER

12--07-02-00-092-00
 MAP ROUTING NUMBER

CARD# 001 of 1
 RECHECK N

PROPERTY DESC
 LOT- 2
 TR-H

11312 TAYLOR WELLS

STATE CODE 10200 COMM/IND COST
 PROP TYPE 2 NEIGHBORHOOD DSRBLTY 4 COMM/IND INCOME
 NEIGHBORHOOD TREND 3 COM/IND NBHD
 LUC 511 COM/IND TYPE

DEED 0734/0085 ACRES 1.50

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/%	
AS	.400	0.00	19,000.00	N	19,000.00	7,600	X/72	5 90	/100	/100	4,900	
A0	.100	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000	
TOTAL ACRES		1.500					TOTAL LAND VALUE				23,900	

NOTES

2011 FLD NC HTG 100% 1-1-11 NVC JW 2-3-11
 2009 FLD NC CORR RECORD PR1/WD RB 12-18-08 MR NVC
 FLD DC 2004 NEWER SIDING/WINDOWS/ROOF P/U ADDN & BACK PORCH PREV NOT ON RECORD SY
 10-8-04
 FLD NC 2000 10-28-99 HTG 100% FOR 1-1-2000 JC

CURRENT VALUE RECORD

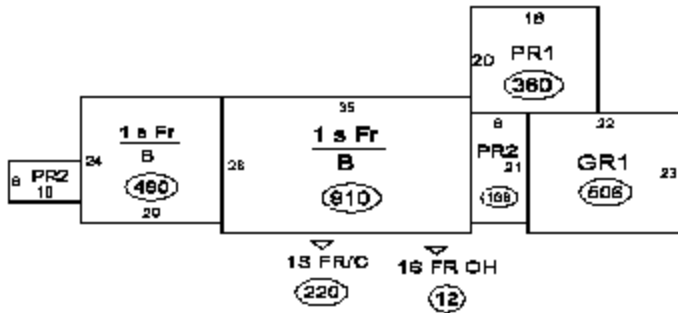
APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	23,900	179,500	203,400

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2020	23,900	179,500	203,400	120
2017	23,900	153,400	177,300	120
2011	23,900	148,800	172,700	120
2005	23,900	146,800	170,700	120
2002	21,200	119,900	141,100	120
1999	18,900	106,100	125,000	120
1996	14,200	103,500	117,700	110
1996	14,200	103,500	117,700	120
1995	12,900	94,100	107,000	110

TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
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		PLUMBING	
6 CONCRETE		FULL BATHS	2
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,622
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1958
AIR CONDITIONING	0	EFF YEAR BUILT	1980
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	3 AV
BASEMENT	6	GRADE	C+01
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			
6 FULL BASEMENT			

FEATURES			
CODE	GRADED	AREA	
RR3 Rec Room 3 - Sqft	True	480	

ADDITIONS			
TYPE	AREA	YR	BLT
PR2 Porch Frame - Enclosed	168	0	
GR1 Garage Frame	506	0	
PR2 Porch Frame - Enclosed	80	0	
PR1 Porch Frame - Open	360	0	

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/04/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
1 Frame Garage	40	50	2000	1979	1979	3	19.98	R	C 00	100	39,960	45		0	22,000	
20 Carport	14	40	560	1987	1987	3	2,000.00	F	C 00	100	2,000	40		0	2,000	
TOTAL IMPROVEMENT VALUE															24,000	

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	3
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 W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,622
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1958
0 NONE		EFF YEAR BUILT	1980
1 CENTRAL		YEAR REMOD.	0
BASEMENT	6	CONDITION	3 AV
1 NONE		GRADE	C+01
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	
RR3	Rec Room 3 - Sqft	True	480

ADDITIONS			
TYPE	AREA	YR	BLT
PR2	Porch Frame - Enclosed	168	0
GR1	Garage Frame	506	0
PR2	Porch Frame - Enclosed	80	0
PR1	Porch Frame - Open	360	0

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/04/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR	EFF	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
				BLT	BLT											
1	Frame Garage	40	50	2000	1979	1979	3	19.98	R	C 00	100	39,960	45	0	22,000	
20	Carport	14	40	560	1987	1987	3	2,000.00	F	C 00	100	2,000	40	0	2,000	
TOTAL IMPROVEMENT VALUE															24,000	

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 DAVIS HELEN P & CHARLES R

12-015800

PROPERTY NUMBER

12--07-02-00-092-00

MAP ROUTING NUMBER

CARD# 001 of 1

RECHECK N

PROPERTY DESC
 LOT- 2
 TR-H

11312 TAYLOR WELLS

STATE CODE	NEIGHBORHOOD	10200	COMM/IND COST
PROP TYPE 2	NEIGHBORHOOD DSRBLTY	4	COMM/IND INCOME
	NEIGHBORHOOD TREND	3	COM/IND NBHD
LUC 511			COM/IND TYPE

DEED 0734/0085 ACRES 1.50

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/%	
AS	.400	0.00	19,000.00	N	19,000.00	7,600	X/72	5 90	/100	/100		4,900
A0	.100	0.00	0.00	Y	0.00	0	/100	/100	/100	/100		0
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100		19,000

TOTAL ACRES 1.500 TOTAL LAND VALUE 23,900

NOTES

2011 FLD NC HTG 100% 1-1-11 NVC JW 2-3-11
 2009 FLD NC CORR RECORD PR1/W/D RB 12-18-08 MR NVC
 FLD DC 2004 NEWER SIDING/WINDOWS/ROOF P/U ADDN & BACK PORCH PREV NOT ON RECORD SY
 10-8-04
 FLD NC 2000 10-28-99 HTG 100% FOR 1-1-2000 JC

CURRENT VALUE RECORD

APPROACH	LAND	IMPROVEMENTS	TOTAL
Applied	23,900	148,800	172,700

REAL PROPERTY VALUE HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL	REASON
2011	23,900	148,800	172,700	120
2005	23,900	146,800	170,700	120
2002	21,200	119,900	141,100	120

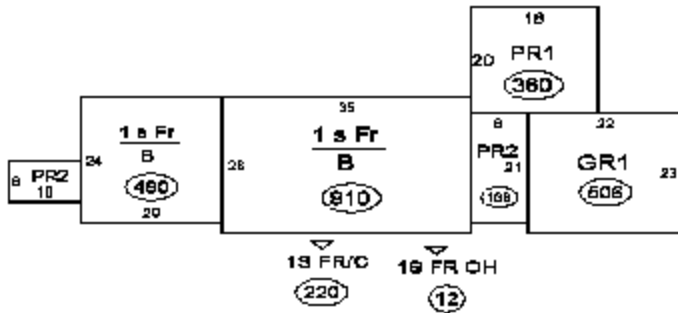
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
01/01/1990	0	0	0	No

COMPARABLE SALES

Parcel Number Sale Date Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	23,900		172,700
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	2
8 STONE		HALF BATHS	0
9 FRAME/SIDING W MASONRY		ADDNL FIXTURES	0
HEATING	1	FIN LIV AREA	1,622
0 NO HEAT		FIN BSMT AREA	0
1 BASE		UNFIN LIV AREA	0
AIR CONDITIONING	0	YEAR BUILT	1958
0 NONE		EFF YEAR BUILT	1958
1 CENTRAL		YEAR REMOD.	0
BASEMENT	6	CONDITION	4 G
1 NONE		GRADE	C+01
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	
RR3 Rec Room 3 - Sqft	True	480	

ADDITIONS			
TYPE	AREA	YR	BLT
PR2 Porch Frame - Enclosed	168	0	
GR1 Garage Frame	506	0	
PR2 Porch Frame - Enclosed	80	0	
PR1 Porch Frame - Open	360	0	

ENTRY CODE	1	DATA COLLECTION	REVIEWER
CONTACT			JW
			05/04/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
1 Frame Garage	40	50	2000	1979	1979	4	14.45	O	C 00	100	28,900	25		0	21,680	
20 Carport	14	40	560	1987	1987	4	15.30	O	C 00	100	8,570	20		0	6,860	
TOTAL IMPROVEMENT VALUE															28,540	

TAX DISTRICT 12
 SCHOOL DISTRICT BERKSHIRE LSD
 DAVIS HELEN P & CHARLES R

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								CODE/%	CODE/%	CODE/%	CODE/%	
A0	.100	0.00	0.00	Y	0.00	0	/100	/100	/100	/100	0	
AH	1.000	0.00	19,000.00	N	19,000.00	19,000	X/100	/100	/100	/100	19,000	
AS	.400	0.00	19,000.00	N	19,000.00	7,600	X/72	§ 90	/100	/100	4,900	
TOTAL ACRES		1.500									TOTAL LAND VALUE	23,900

NOTES

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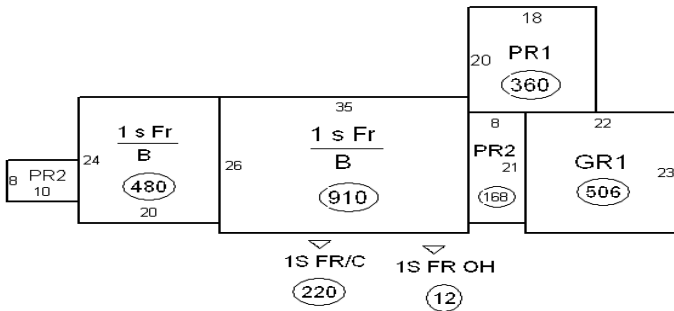
TRANSFERS

DATE	# PRCLS	SOURCE	SALE PRICE	V
01/01/1990	0	0	0	No

COMPARABLE SALES

Parcel Number Sale Date Sale Price

APPROACH	LAND	IMPROVEMENTS	TOTAL
Cost approach:	23,900		172,700
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	2
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,622
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1958
AIR CONDITIONING	0	EFF YEAR BUILT	1958
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	6	GRADE	C+01
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
RR3 Rec Room 3 - Sqft	True 480
ADDITIONS	
TYPE	AREA YR BLT
PR2 Porch Frame - Enclosed	168 0
GR1 Garage Frame	506 0
PR2 Porch Frame - Enclosed	80 0
PR1 Porch Frame - Open	360 0
ENTRY CODE	1
CONTACT	
DATA COLLECTION	REVIEWER
	JW
	05/04/2010

IMPROVEMENTS																
TYPE	WIDTH	LENGTH	AREA	YR BLT	EFF YR BLT	COND	RATE	PRICING	GRD	C.F.	RCN	DEPR	O/R	OBSOL	RCNLD	
1 Frame Garage	40	50	2000	1979	1979	⋮ C	14.45	O	C 00	100	28,900	25		0	21,680	
20 Carport	14	40	560	1987	1987	⋮ C	15.30	O	C 00	100	8,570	20		0	6,860	
TOTAL IMPROVEMENT VALUE																28,540

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	2
7 BRICK		HALF BATHS	0
8 STONE		ADDNL FIXTURES	0
9 FRAME/SIDING W MASONRY		FIN LIV AREA	1,622
HEATING	1	FIN BSMT AREA	0
0 NO HEAT		UNFIN LIV AREA	0
1 BASE		YEAR BUILT	1958
AIR CONDITIONING	0	EFF YEAR BUILT	1958
0 NONE		YEAR REMOD.	0
1 CENTRAL		CONDITION	4 G
BASEMENT	6	GRADE	C+01
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
RR3 Rec Room 3 - Sqft	True	480

ADDITIONS		
TYPE	AREA	YR BLT
PR2 Porch Frame - Enclosed	168	0
PR1 Porch Frame - Open	180	0
GR1 Garage Frame	506	0
PR2 Porch Frame - Enclosed	80	0
WD1 Wood Deck	180	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
1	Frame Garage	40	50	2000	1979	1979	. C	14.45	O	C 00	100	28,900	30	Y	0	20,200
20	Carport	14	40	560	1987	1987	. C	15.30	O	C 00	100	8,570	25	Y	0	6,400
TOTAL IMPROVEMENT VALUE																26,600

OWNERSHIP / PROPERTY DESCRIPTION

G E A U G A Co. (REVAL2005)
 OWNER: DAVIS HELEN P &
 CHARLES R
 LEGAL: LOT- 2
 TR-H

05-Nov-2005

PARCEL IDENTIFICATION

12--07-02-00-092-00 1/ 1

11312 TAYLOR WELLS RD

DEED 0734/0085 1.500 ACRES

TAX ACCT: 12-015800

NEIGHBORHOOD 102-00
 PROP CLASS R/511 NEIGH DSRBTY 4
 PROP TYPE 2 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.100 ACRES							
AS		0.400 ACRES		19000	X 72	5470	5	90	4920
AH		1.000 ACRES		19000	X 100	19000			19000
TOTAL ACRES						1.500	TOTAL LAND VALUE		23900

LST, ROL, EL, WL, SP, DEV

ENTRY 6 SY 10/08/2004

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
05	23,900	146,800	170,700 7
02	21,200	119,900	141,100 7
99	18,900	106,100	125,000 7
96	14,200	103,500	117,700 0
96	14,200	103,500	117,700 7
95	12,900	94,100	107,000

STORY HEIGHT DESIGN

- 1 = CONVENTIONAL
- 2 = BI-LEVEL
- 3 = MULTI-LEVEL

-- LEVEL 330 --

DWELLING DATA AND COMPUTATIONS										CALCULATIONS (CONT)										
TOTAL RMS	5	BED RM	3	FAM RM	0	DIN RM	0	FULL BATH	2	HALF BATH	0	ADD FX	0	ROW FACT		EXTR UNITS	0+0		117300	
DESIGN	1	CONVERT	0	NO OF UNITS		DESIGN		CONVERT		PLUMB	2	+	3						3900	
DETACH	1	SEMI-DET		TYPE DWG UNIT		DETACH		SEMI-DET		REC RM	3	-	480						7600	
BASE AREA	1622	STORY HGT	1.0	WALLS	1	ADJ BASE	1622	RCN	92800	FIREPLACE	1		2						5600	
ATTIC										SUB TOT									134400	
BASEMENT										X NO UNITS									134400	
CRAWL										GAR / CP	A2.0		31						10200	
TOTAL BASE	1.0			1		1622			117300	EXT FEAT			57						18800	
										SUB TOT									163400	
										GD / DES									1.05	
										WEL / SPT										1.00
										CF / AL										171600
										RCN										
										YR BLT/EFF										1958/1958
										YR REM										
										COND										G
										DEPR NML										(*) 30
										DEPR OBS										0
										RCNLD										120100

FLD DC 2004 2004 NEWER SIDING/WINDOWS/ROOF P/U ADDN & BACK PORCH PREV NOT ON RECORD SY 10-8-04
 FLD NC 2000 2000 10-28-99 HTG 100% FOR 1-1-2000 JC

NEW CONSTRUCTION					
N/C ADD	N/C DEDUCT	RECHECK YEAR			
CURRENT VALUE RECORD					
LAND IMPROVEMENTS	TOTAL				
23900	146800	170700			
SALES HISTORY					
MONTH & YEAR	NO PARCLS	SALE PRICE	SOURCE	VALIDITY	PSF L & B

SUMMARY OTHER IMPROVEMENTS													
ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	01	GARAGE-D	79		G	40X050	2000	14.45	100		28900	30	20200
3	02	CARPORT	E87		G	14X040	560	15.30	100		8600	25	6500
TOTAL OTHER IMPROVEMENTS												26700	

COMPARABLE SALES		

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
23900	146800	170700
		MARKET APPROACH
		PREDICTED VALUE
11/15/2004	120100	FINAL VALUE CONCLUSION 170700

G E A U G A Co. (Triennial)
OWNER: DAVIS HELEN P &
CHARLES R
LEGAL: LOT- 2
TR-H

23-Nov-2002

12--07-02-00-092-00 1 / 1

DEED 0734/0085 1.500 ACRES

11312 TAYLOR WELLS RD
TAX ACCT: 12-015800
NEIGHBORHOOD 102-00
PROP CLASS R/511 NEIGH DSRBTY 3
PROP TYPE 2 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	VALUE
A0		0.100 ACRES							
AS		0.400 ACRES		16800	X 72	4838	5	90	4350
AH		1.000 ACRES		16800	X 100	16800			16800
TOTAL ACRES 1.500						TOTAL LAND VALUE			21200

LST.ROL.EL.WL.SP.DEV

ENTRY 6 JV 11/03/1997

REAL PROPERTY VALUE HISTORY

YR	LAND	IMPR	TOTAL R
02	21,200	119,900	141,100 7
99	18,900	106,100	125,000 7
96	14,200	103,500	117,700 0
96	14,200	103,500	117,700 7
95	12,900	94,100	107,000

FLD NC 2000 2000 10-28-99 HTG 100% FOR 1-1-2000 JC

DWELLING DATA AND COMPUTATIONS				CALCULATIONS (CONT)			
STORY HEIGHT DESIGN				ROW FACT			87600
1 = CONVENTIONAL				EXTR UNITS	0+0		
2 = BI-LEVEL				UNF INT			
3 = MULTI-LEVEL				HEAT	1		
-- LEVEL 275 --				AIR CON	0		
				PLUMB	2 + 3		3300
				REC RM	3- 480		6300
				FIREPLACE	1 2		4700
				SUB TOT			101900
				X NO UNITS	A2.0 31		101900
				GAR / CP			8500
				EXT FEAT	47		12900
				SUB TOT			123300
				GD / DES	C + 1		1.05
				WTR / SWR	3		1.00
				CF / AL			129500
				RCN			
				YR BLT / EFF	1958 / 1958		
				YR REM			
				COND	G		
				DEPR NML	(*) 35		45325
				DEPR OBS	0		0
				RCNLD			84200

TOTAL RMS	5	BED RM	3	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					
				STORY HT / STYLE									

BASE AREA	STORY HGT	WALLS	ADJ BASE	RCN
1390	1.0	1	1390	69400
4	ATTIC		0	18200
	BASEMENT			
	CRAWL			
TOTAL BASE	1.0	1	1390	87600

ID	TYPE	USE	YR BLT	RMOL	COND	SIZE	AREA	RATE	GRADE	CF/AL	RCN	DEPR	TRUE VALUE
2	01	GARAGE-D	79		G	40X050	2000	12.66	100		25320	30	17700
3	02	CARPORT	E87		G	14X040	560	13.39	100		7498	25	5600

TOTAL OTHER IMPROVEMENTS 23300

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

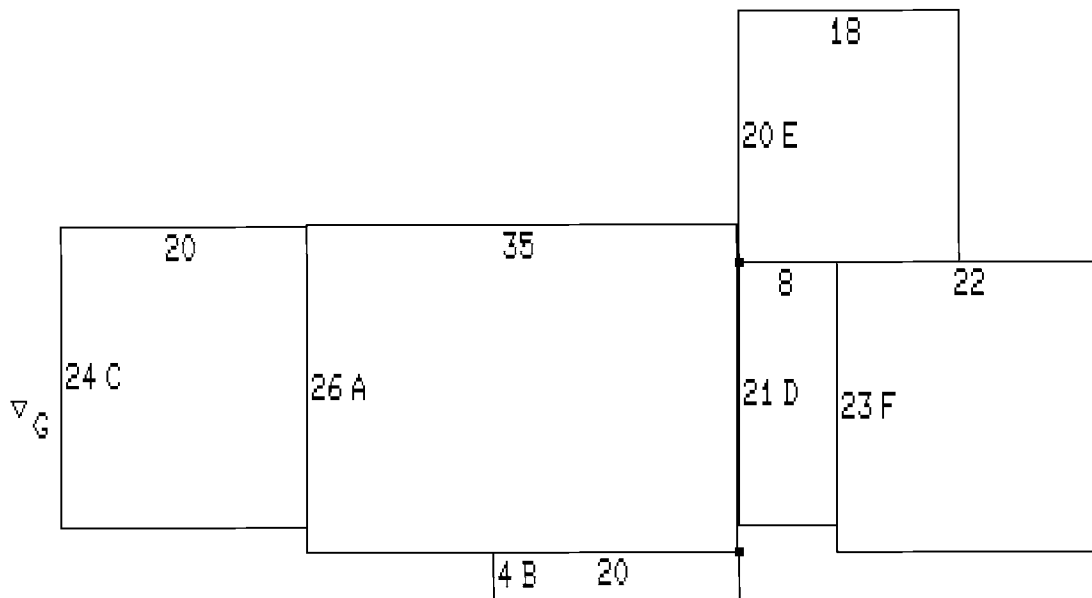
CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
21200	119900	141100

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

COMPARABLE SALES	

VALUATION		
COST APPROACH	LAND	IMPROVEMENT
	21200	107500
	TOTAL 128700	
	01/01/2002	96600
		FINAL VALUE CONCLUSION 141100

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	910	
B	OFP 4X20	80	7
C	1SFR/B	480	
D	EFP 8X21	168	24
E	WD	360	12
F	2CFG	506	31
G	WD 10X8	80	4
B	D4L20U4R20		
D	R8D21L8U21		



G E A U G A County (Reval)
 OWNER: DAVIS HELEN P &
 CHARLES R
 LEGAL: LOT- 2
 TR- H H

16-Apr-1999

12--07-02-00-092-00 1 / 1

DEED 0734/0085 1.500 ACRES

11312 TAYLOR WELLS RD
 TAX ACCT: 12-015800
 PROP CLASS R/511 NEIGHBORHOOD 102-00
 PROP TYPE 2 NEIGH DSRBTY 3
 PROP DSRBLTY 3

LAND DATA AND COMPUTATIONS									
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT RATE	FACTOR	BASE VALUE	OTHER ADJUSTMENTS COR	FACTOR	VALUE
A0		0.100 ACRES							
AS		0.400 ACRES		15000	X 72	4320	5	90	3890
AH		1.000 ACRES		15000	X 100	15000			15000
				TOTAL ACRES		1.500	TOTAL LAND VALUE		18900

LST.ROL.EL.WL.SP.DEV
 ENTRY 6 JV 11/03/1997

REVENUE DATA AND COMPUTATIONS										
CALCULATIONS (CONT)										
STORY HEIGHT DESIGN					ROW FACT					87600
1 = CONVENTIONAL					EXTR UNITS					0+0
2 = BI-LEVEL					UNF INT					
3 = MULTI-LEVEL					HEAT					1
-- LEVEL 275 --					AIR CON					0
					PLUMB					2 + 3
					REC RM					3- 480
					FIREPLACE					1 2
					SUB TOT					101900
					KNO UNITS					101900
					GAR / CP					A2.0 31
					EXT REAR					47
					SUB TOT					123300
					GD / RES					C + 1
					WTR / DWR					3
					CF / AL					1.00
					RON					129500
					YR BLT / OFF					1958 / 1958
					YR REM					
					COND					G
					DEPR-ANAL					(*) 35
					DEPR-OBS					0
					RONLD					84200
					TOTAL BASE					87600

SUMMARY OTHER IMPROVEMENTS												
ID	TYPE	USE	YR BLT	QNTL COND	SIZE	AREA	RATE	GRADE	CVAL	RON	DEPR	TRUE VALUE
2	01	GARAGE-D	79	G	40X050	2000	11.20	100		22400	30	15700
3	02	CARPORT	E87	G	14X040	560	11.85	100		6600	25	5000
											TOTAL OTHER IMPROVEMENTS	20700

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

CURRENT VALUE RECORD		
LAND	IMPROVEMENTS	TOTAL
14200	103500	117700

SALES HISTORY				
MONTH & YEAR	NO PCLS	SALE PRICE	SOURCE	VALDITY

COMPARABLE SALES		

VALUATION		
COST APPROACH	LAND IMPROVEMENT	TOTAL
18900	104900	123800
		MARKET APPROACH
		PREDICTED VALUE
08/21/1998	85400	FINAL VALUE CONCLUSION
		125000

ID	DESCRIPTION	AREA	PTS
A	1SFR/B	910	
B	OFF 4X20	80	7
C	1SFR/B	480	
D	EFP 8X21	168	24
E	WD	360	12
F	2CFG	506	31
G	WD 10X8	80	4
B	D4L20U4R20		
D	R8D21L8U21		

