

BEG AT SE COR OF LOT 21,  
COUNTRY LANDING, RUN S 253.11  
FT, W 145.62 FT, N 158.04 FT,

KRUZA ELMAR/KRUZA TERE J  
16849 KURZEMES DR  
CHAGRIN FALLS, OH 44023

**2025**

07-4S-17-08106-022

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	7417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100		1,214	143,232
FOP	48	30		14	1,652
FOP	128	30		38	4,483
FSP	240	40		96	11,326
HGR	2,000	45		900	106,185
TOTALS	3,630			2,262	266,879

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0									
					Heated Area: 1214							
					HX Base Yr							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			266,879
TOTAL MARKET OB/XF VALUE			2,010
TOTAL LAND VALUE - MARKET			31,000
TOTAL MARKET VALUE			299,889
SOH/AGL Deduction			0
ASSESSED VALUE			299,889
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,889
TOTAL JUST VALUE			299,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050830	Roof Replacement	29,443	09/16/2024
28617	FR	1,021	06/02/2010
28618	PLANE HNGR	425	06/02/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0019	8/09/2016	WD	U	I	11	100
GRANTOR: F C CARROLL PROPRTIE						
GRANTEE: ELMAR & TERE J KRUZ						
1229/1061	4/05/2011	WD	U	I	11	100
GRANTOR: F C CARROLL PROPRTIE						
GRANTEE: ELMAR & TERE J KRUZ						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	1,005.00	UT	2.00	2.00	100	2012	2012	3	100	2,010	

235 SW WINGS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N19 FSP= N8 W30 S8 E30\$ W30 S40 FOP= S8 E16 N8 W16\$ E20 S2 E7 N2 E3 N17 FOP= E12 HGR= S17 E50 N40 W50 S23\$ N4 W12 S4\$ N4\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	31,000.00	31,000.00	31,000							