

NE DIV: 40 FT E & W BY 55 FT
 N & S OFF S & W SIDE OF NW1/4
 BLOCK 28 MCELROYS S/D.

EQUITY TRUST FBO 200345702
 P O BOX 451340
 WESTLAKE, OH 44145

2026

00-00-00-11114-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	01 MINIMUM 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	3 100				
Bathrooms	0 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	810317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	8,422
UST	80	45		36	689
UST	160	45		72	1,378
TOTALS	680			548	10,488

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	548	30.5280	34.80	19,070	1920	1920	10	0	35.00	55.00
1 SINGLE FAM			0% - 0	Heated Area: 440			HX Base Yr				

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,488		
TOTAL MARKET OB/XF VALUE	150		
TOTAL LAND VALUE - MARKET	1,100		
TOTAL MARKET VALUE	11,738		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,738		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,738		
TOTAL JUST VALUE	11,738		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	11,555		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045687	Remodel	30	10/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/2409	7/18/2017	TD	U	I	18	5,800

GRANTOR: P DEWITT CASON (CLERK)
 GRANTEE: EQUITY TRUST FBO 20

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	0265	PRCH,UEP	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

TOTAL OB/XF												150				
917 NE ABERDEEN AVE, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S8 UST= W8 S10 E8 N10\$ S14 E20 N2 UST= E8 N20 W8S20\$ N20\$.	

LAND DESCRIPTION												TOTAL OB/XF												150				
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		*RSF	355.00	40.00	2,200.00	SF		1.00	1.00	1.00	0.50	0.50	1,100											