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

2027

07-4S-17-08106-022

BUILDING CHARACTERISTICS

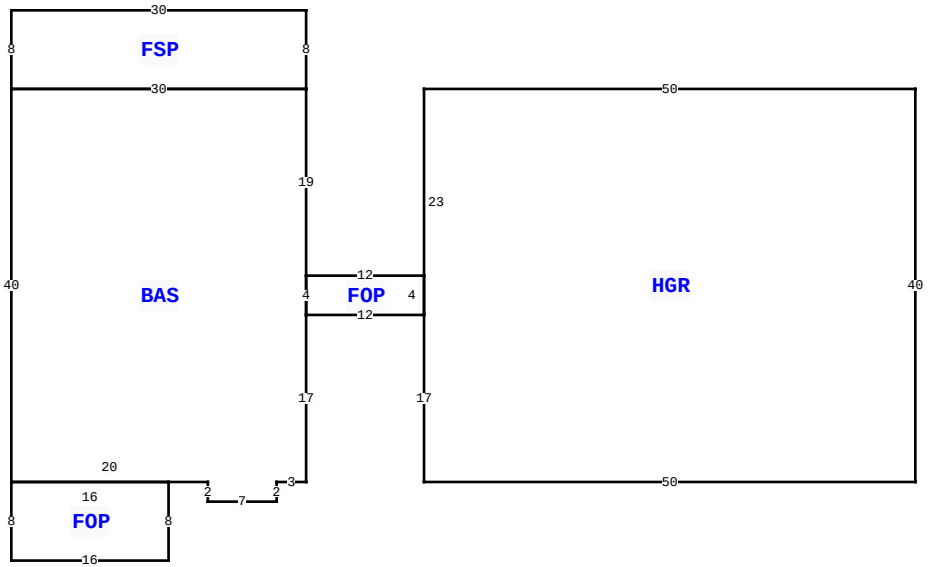
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	139,038
FOP	48	30		14	1,603
FOP	128	30		38	4,352
FSP	240	40		96	10,995
HGR	2,000	45		900	103,076
TOTALS	3,630			2,262	259,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	122.4916	134.74	304,782	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 1214 HX Base Yr



235 SW WINGS TER, LAKE CITY

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

EXTRA FEATURES

LN	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	0	1,005.00	UT	2.00	2.00	100	2012	2012	3	100	2,010	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	259,065
TOTAL MARKET OB/XF VALUE	2,010
TOTAL LAND VALUE - MARKET	31,000
TOTAL MARKET VALUE	292,075
SOH/AGL Deduction	0
ASSESSED VALUE	292,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,075
TOTAL JUST VALUE	292,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050830	Roof Replacement	29,443	09/16/2024
28617	SFR	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 PROPERTIE						
GRANTEE: ELMAR & TERE J KRUZ						
1229/1061	4/05/2011	WD	U	I	11	100
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: ELMAR & TERE J KRUZ						

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 2,010

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/17/2024 BY JS Total Acres: 0.82 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 11/17/2026 BY SYS