LOT 16 & S1/2 LOT 15 COUNTRY VIL
431-162, 444-335, 679-338, WD 10

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

2026

07-4S-17-08120-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

180 SW CROMWELL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	29,250
TOTAL MARKET VALUE	30,750
SOH/AGL Deduction	2,645
ASSESSED VALUE	28,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,105
TOTAL JUST VALUE	30,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,550

SALE:1:1: RENT FROM HAWKINS WAS CREDITED AGAINST S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8538	POOL	9,442	06/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/2104	3/01/2022	QC	U	I	11	100
GRANTOR: KURZEMES LAND COMPANY						
GRANTEE: KRUZA ELMAR						
1295/1932	5/11/2015	WD	U	I	12	57,800
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: KURZEMES LAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

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	1.00	UT	1,000.00	1,000.00	20	0	0	3	20	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0700	C	MISC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	22,500.00	29,250.00	29,250							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.72 Total Land Value: 29,250 Market: 0 Agricultural: 0 Common: 29,250 PRINTED 05/08/2026 BY SYS