

Situs : 515 PARRISH RD S

Map ID: 12-322-00-024-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

CURRENT OWNER
BRADAC JURGEN
BRADAC SHEILA
7709 HIDDEN VALLEY DR
WILLOUGHBY OH 44094

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 322-00 024-00
Class A
Living Units 1
Neighborhood 88500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13--48 W M

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	1.0000	100	0			14,950
A	0	0	.2980		0			
A	S	11500	12.8470	37	0	1	-45	39,080
								54,030

Total Acres: 14.145 Legal Acres: 14.15 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,900	54,000	54,000	0	0
Building	72,800	208,000	208,000	0	0
Total	91,700	262,000	262,000	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	32,400	12,500	44,900
2021	41,600	115,700	157,300
2022	41,600	166,400	208,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/08/21	R20210016	40,000		Residential Addition/Alteration	Close Permit
03/05/21	R20210008	9,800		Residential Small Project	Close Permit
12/24/20	R20200105	36,000		Residential Detached Garage	Close Permit
06/17/20	R20200035	230,000		Residential Industrialized Unit	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/12/17	58,000	2-Land And Building	0-Validated Sale	635/2250	SV-Survivorship	MCKINLEY TERRI L
08/04/11	27,000	1-Land Only	0-Validated Sale		WD-Warranty Deed	NEUBAUER DAVID D
07/12/06		1-Land Only	U-Not Validated	0074/3459	ET-Temp Exempt	NEUBAUER DAVID D
01/20/06	16,000	2-Land And Building	U-Not Validated	0074/3459	WD-Warranty Deed	NEUBAUER RICHARD W

Entrance Information

Date	ID	Entry Code	Source
12/07/13	WPW	6-Occupant Not Home	3-Other
08/10/21	CC	6-Occupant Not Home	3-Other
09/13/22	CC	3-Info At Door	1-Owner

Property Notes
Note Codes:

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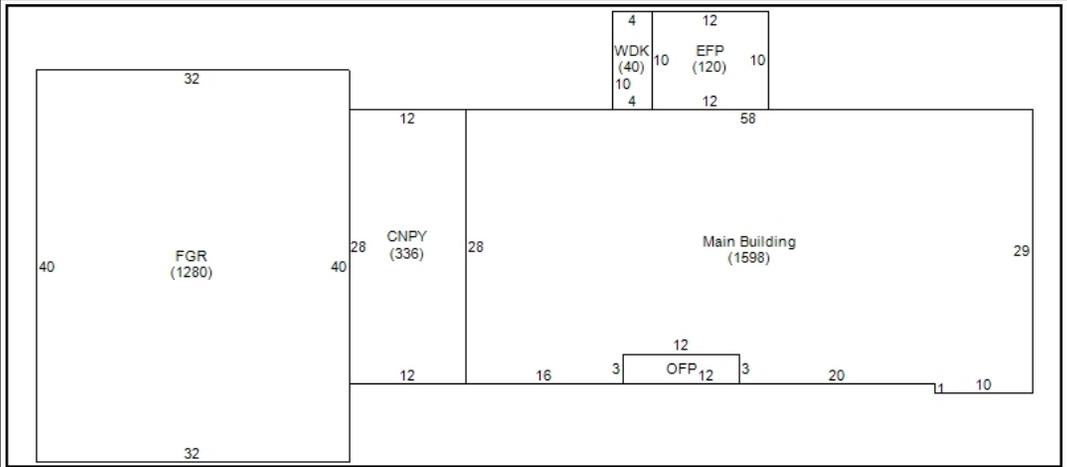
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Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 2020	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.25
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,598						
1		OFF			36						600
2		EFP			120						3,700
3		WDK			40						400
4		CNP			336						1,900
5		FGR			1,280						22,400

Dwelling Computations

Base Price	77,770	% Good	97
Plumbing	3,400	Market Adj	
Basement	20,140	Functional	
Heating	3,540	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	104,850	Additions	28,100
Ground Floor Area	1,598	Dwelling Value	172,010
Total Living Area	1,598		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP2-Pole Bldg	2014		30x50	1,500	C	1		A				15,600
2	AP2-Pole Bldg	2020		32x40	1,280	C	1	27	A	A		100	20,400

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
11	FLD		PER OWNER, NO N/C 1-1-22. NO RECK PER INTEGRITY.
10	FLD		DWG AND AP2 100% 1-1-22.
9	FLD		DWG 75% (100%NOW) 1-1-21; RECK 22.
8	FLD	RV	REV 2020 PICKED UP POLR BRN FOR REAL EST SIZE GIS
7	OFC	SS	NEW SURVEY UPDATE AUG 4 2011
1	OFC	FM	20060120 KO C#01 - 1-20-06:REVALUE PER 10-13-05 APPRAISAL(BOB ENGLISH) AND
2	OFC	FM	20060120 KO C#01 - COURT ORDER. ADD 10% OBS.DEPR TO MAKE VALUE \$0 AND REPRICE
3	OFC	FM	20060120 KO C#01 - LAND FOR 1-1-06. *COST TO DEMOLISH IS \$6000.
4	FLD	RV	20080123 JC C#01 - 1/17/08 DWLG AND SHED GONE

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