

**Situs : 2831 SOUTH RIDGE (SR 84) RD E**

**Map ID: 03-013-00-011-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
ZORN JESSICA A  
6850 MILLER RD  
BRECKSVILLE OH 44141  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-00 011-00  
Class A  
Living Units 1  
Neighborhood 83000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13 SEC 2--PATCH TR

**Land Information**

| Type | Cd | Rate  | Size    | Acres | Dpth | Inf Fac | Inf % | Value  |
|------|----|-------|---------|-------|------|---------|-------|--------|
| A    | 0  | 0     | .2100   |       | 0    |         |       |        |
| A    | S  | 13500 | 10.8570 | 39    | 0    | 1       | -50   | 37,160 |
| A    | H  | 13500 | 1.0000  | 100   | 0    |         |       | 17,550 |
|      |    |       |         |       |      |         |       | 54,710 |

Total Acres: 12.067      Legal Acres: 12.07      NBHD Fact: 1.3000

**Assessment Information**

|                 | Assessed | Appraised | Cost    | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| <b>Land</b>     | 19,150   | 54,700    | 54,700  | 0      | 0      |
| <b>Building</b> | 69,060   | 197,300   | 197,300 | 0      | 0      |
| <b>Total</b>    | 88,210   | 252,000   | 252,000 | 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 | 42,100 | 136,100  | 178,200     |
| 2021 | 42,100 | 136,100  | 178,200     |
| 2022 | 42,100 | 136,100  | 178,200     |

**Permit Information**

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
|             |        |       |         |      |        |

**Sales/Ownership History**

| Transfer Date | Price   | Type                | Validity                          | Deed Reference | Deed Type        | Grantor             |
|---------------|---------|---------------------|-----------------------------------|----------------|------------------|---------------------|
| 09/21/23      | 165,400 | 2-Land And Building | F-Foreclosure                     |                | SD-Sheriff Deed  | ZORN JESSICA A      |
| 07/15/14      | 235,000 | 2-Land And Building | U-Not Validated                   | 569/ 252       | WD-Warranty Deed | HALLGREN BONNI L    |
| 10/15/13      |         |                     | E-Exempt Conveyance (Sale Price O |                | ET-Temp Exempt   | HALLGREN BONNI L    |
| 12/18/08      |         | 2-Land And Building | U-Not Validated                   | 0229/0435      | ET-Temp Exempt   | TUSSELL CLARENCE JR |

**Entrance Information**

| Date     | ID  | Entry Code          | Source  |
|----------|-----|---------------------|---------|
| 10/17/13 | DAA | 6-Occupant Not Home | 3-Other |

**Property Notes**  
Note Codes:

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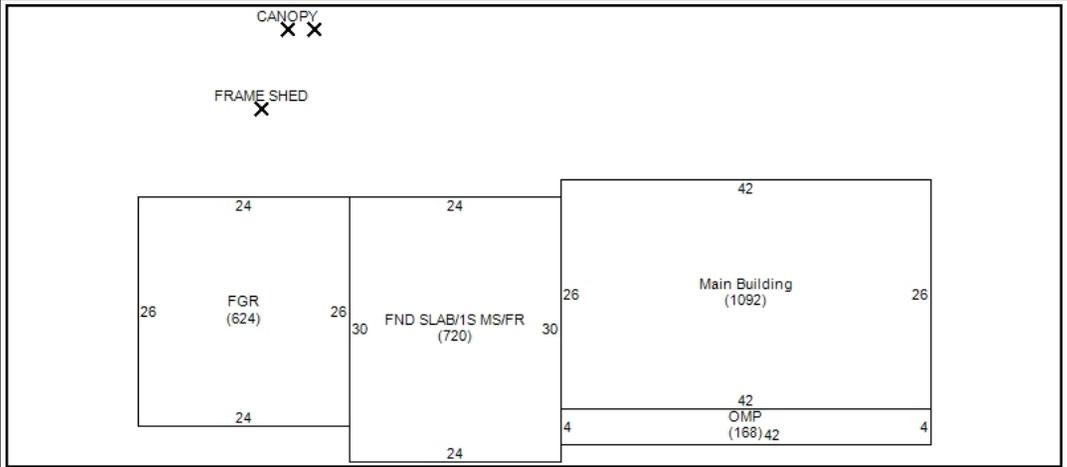
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**Dwelling Information**

|   |                            |
|---|----------------------------|
| <b>Valuation Method</b> D                 | <b>Total Rooms</b> 8       |
| <b>Override Model</b>                     | <b>Dining Rooms</b> 1      |
| <b>Story Height</b> 1                     | <b>Bedrooms</b> 3          |
| <b>Construction</b> 93-Fr W/Mas           | <b>Family Rooms</b> 1      |
| <b>Style</b> 03-Ranch                     | <b>Full Baths</b> 2        |
| <b>Year Built</b> 1970                    | <b>Half Baths</b> 1        |
| <b>Eff Year Built</b> 1975                | <b>Addl. Fixtures</b> 0    |
| <b>Year Remodeled</b>                     | <b>Total Fixtures</b> 11   |
| <b>Kitchen Remod</b>                      | <b>Unfinished Area</b> 0   |
| <b>Bath Remod</b>                         | <b>T2 Rec Rm Area</b>      |
| <b>Lower Level</b> 4-Full Basement        | <b>T3 Rec Rm Area</b>      |
| <b>Heating</b> 2-Basic                    | <b>T4 Rec Rm Area</b> 1092 |
| <b>Heat Fuel Type</b>                     | <b>Fin Bsmt Liv Area</b> 0 |
| <b>System</b>                             | <b>WBFP Stacks</b> 1       |
| <b>Attic</b> 0-None                       | <b>WBFP Openings</b> 1     |
| <b>Phy. Condition</b> A-Average Condition | <b>WBFP Add'l Stry</b>     |
| <b>Int vs Ext Cond</b>                    | <b>Prefab Fireplace</b>    |
| <b>Well / Septic</b> 2                    | <b>Prefab Add'l Stry</b>   |
| <b>Bsmt Gar # Cars</b>                    |                            |
| <b>Misc 1 Desc</b>                        | <b>Misc 1 Qty</b>          |
| <b>Misc 2 Desc</b>                        | <b>Misc 2 Qty</b>          |
| <b>Grade</b> C                            | <b>Cost &amp; Design</b> 0 |
| <b>CDU</b> AV-AVERAGE                     | <b>Functional</b>          |
| <b>% Good Ovr</b>                         | <b>Economic</b> 100        |
| <b>% Complete</b> 100                     | <b>NBHD Fact</b> 1.45      |
| <b>GRM Econ Rents</b>                     | <b>GRM Factor</b> 1        |
| <b>GRM Units</b>                          | <b>GRM Value</b> 0         |



**Additions**

| Line | Low | 1st | 2nd | 3rd | Area  | Yr Blt | Eff Yr | Grade | %Comp | CDU | Value  |
|------|-----|-----|-----|-----|-------|--------|--------|-------|-------|-----|--------|
| 0    |     |     |     |     | 1,092 |        |        |       |       |     |        |
| 1    |     |     | OMP |     | 168   |        |        |       |       |     | 4,000  |
| 2    |     | SLB | 1S9 |     | 720   |        |        |       |       |     | 36,200 |
| 3    |     |     | FGR |     | 624   |        |        |       |       |     | 13,700 |
| 4    |     |     | CNP |     | 560   |        |        |       |       |     | 3,900  |
| 5    |     |     | OFF |     | 48    |        |        |       |       |     | 1,000  |

**Dwelling Computations**

|                          |         |                       |         |
|--------------------------|---------|-----------------------|---------|
| <b>Base Price</b>        | 77,680  | <b>% Good</b>         | 60      |
| <b>Plumbing</b>          | 8,400   | <b>Market Adj</b>     |         |
| <b>Basement</b>          | 19,200  | <b>Functional</b>     |         |
| <b>Heating</b>           | 0       | <b>Economic</b>       | 100     |
| <b>Attic</b>             | 0       | <b>% Complete</b>     | 100     |
| <b>Other Features</b>    | 27,896  | <b>C&amp;D Factor</b> |         |
|                          |         | <b>Adj Factor</b>     | 1.45    |
| <b>Subtotal</b>          | 133,180 | <b>Additions</b>      | 35,200  |
| <b>Ground Floor Area</b> | 1,092   | <b>Dwelling Value</b> | 173,880 |
| <b>Total Living Area</b> | 1,812   |                       |         |

**Outbuilding Data**

| Ln | Code/Desc     | Yr Blt | Eff Yr | Size  | Area  | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value  |
|----|---------------|--------|--------|-------|-------|----|-----|-------|----|----|----|-------|--------|
| 1  | RS1-Frame Sh  | 1111   |        | 0x0   | 1     | C  | 1   |       | S  |    |    |       |        |
| 2  | RG1-Det Garag | 2003   |        | 28x36 | 1,008 | C  | 1   |       | A  |    |    |       | 22,100 |
| 3  | RC2-Canopy    | 2003   |        | 12x36 | 432   | E  | 1   |       | A  |    |    |       | 1,300  |

**Condominium / Mobile Home Information**

|                    |                 |                  |
|--------------------|-----------------|------------------|
| <b>Complex #</b>   | <b>Level</b>    | <b>MH Make</b>   |
| <b>Type</b>        | <b>Elevator</b> | <b>MH Model</b>  |
| <b>Unit No</b>     | <b>Location</b> | <b>Serial#</b>   |
| <b>Condo Style</b> | <b>View</b>     | <b>MH Title#</b> |
| <b>Cmplx Name</b>  |                 | <b>Park Code</b> |

**Misc & Gross Bulding Values**

|                         |                            |
|-------------------------|----------------------------|
| <b>Misc Building No</b> | <b>Misc Adjusted Value</b> |
| <b>Gross Building:</b>  |                            |

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**Comments**

| Number | Code | Status | Comment  |
|--------|------|--------|--|
| 5      | OFC  | MI     | EASEMENT DEED VOL 552-1959 OCT 15-13 #3582                             |
| 1      | OFC  | LC     | 20031219 PMP C#01 - ADD 1.15 AC FROM 03-013-00-010-00                  |
| 2      | OFC  | LC     | 20031219 PMP C#01 - ADD 1.17 AC FROM 03-013-00-012-00                  |
| 3      | OFC  | LC     | 20031219 PMP C#01 - ADD 8.59 AC FROM 03-013-00-014-00 12/19/2002 #4907 |
| 4      | FLD  | BP     | 20040609 KO C#01 - 5-11-04:BP#031190-DET.GAR & ATT.EFP 100% 1-1-04     |

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