

**Situs : 2631 WALNUT BLVD**

**Map ID: 50-007-20-018-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/23/26**

**CURRENT OWNER**  
BEDI SATINDER P  
470 LEVERETT LANE  
CLEVELAND OH 44143  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 007-20 018-00  
Class Residential  
Living Units 1  
Neighborhood 68301  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: Y  
**Legal Descriptions:**  
B-10 HIGHLAND BCH

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	1500	53 248		1.13	5	-20	93,430
								93,430

Total Acres: .3017      Legal Acres: 0.29      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	32,690	93,400	93,400	0	0
<b>Building</b>	87,220	249,200	249,200	0	0
<b>Total</b>	119,910	342,600	342,600	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
2022	71,900	199,300	271,200
2023	93,400	249,200	342,600
2024	93,400	249,200	342,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/07/10	240,000		U-Not Validated		WD-General Warranty Deec	ADLEY FRANCIS C JR

**Entrance Information**

Date	ID	Entry Code	Source
07/19/12	DAA	6-Occupant Not Home	3-Other
04/30/13	DWP	6-Occupant Not Home	3-Other
01/27/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
FLDNC13 CORR SKETCH. RECK 14 FOR REHAB.  
Note Codes:  
AN-Appraiser'S Note

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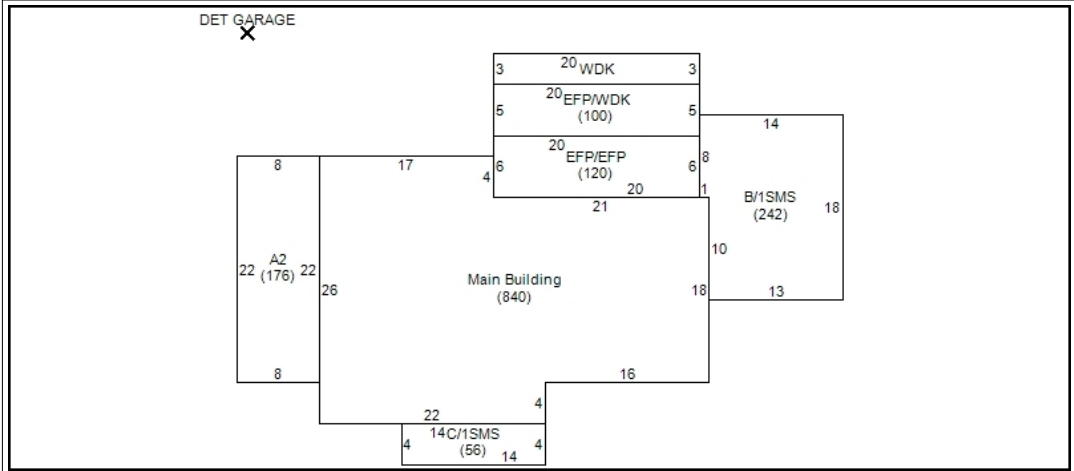
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 8
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 7-Brick	<b>Family Rooms</b> 1
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1928	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1970	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<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> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 1-Unfin	<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> 0	<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> B+1	<b>Cost &amp; Design</b> 15
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					840						
1	CSP	1SM			56						4,800
2	BSM	1SM	HSM		176						23,800
3		EFP	EFP		120						12,400
4		EFP	WDK		100						7,500
5	BSM	1SM			242						23,500
6		WDK			60	2012					1,000

**Dwelling Computations**

<b>Base Price</b>	151,530	<b>% Good</b>	65
<b>Plumbing</b>	5,500	<b>Market Adj</b>	
<b>Basement</b>	20,960	<b>Functional</b>	
<b>Heating</b>	6,240	<b>Economic</b>	100
<b>Attic</b>	6,750	<b>% Complete</b>	100
<b>Other Features</b>	5,500	<b>C&amp;D Factor</b>	15
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	196,480	<b>Additions</b>	47,900
<b>Ground Floor Area</b>	840		
<b>Total Living Area</b>	2,242	<b>Dwelling Value</b>	243,500
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1928		20x24	480	C	1	7	A				5,700
2	WD1-Wood De	1111		0x0	1	C	1		S				

**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**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
13	FLD	MI	NO CHG 1-1-16; NO RECK NEEDED.
12	FLD	NC	4-30-13 DWP- CORRECT SKETCH, RECHECK 2014 FOR REHAB.
11	FLD	NC	7/19/12: 1-1-12 NVC FOR 12
1	FLD	DC	19960725 C#01 - DAUGHTER-IN-LAW LEAVING DRIVE-TOOK CALL BACK AND SAID THAT
2	FLD	DC	19960725 C#01 - I COULD MEASURE.
3	FLD	RV	19960827 C#01 - LAKE FRONT.
5	FLD	RV	20080527 CG C#01 - (5/08) FOR SALE ASKING \$349,900

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