



**CUYAHOGA COUNTY
SHERIFF'S OFFICE**

SHERIFF'S INSPECTION & OPINION OF VALUE REPORT

4-12280

This property inspection and opinion of value report is solely intended for use by the Cuyahoga County Sheriff's Office for compliance with O.R.C. 2323.07 et al.

CASE INFO

CASE #: CV 15839211 TOTAL OPINION OF VALUE: \$ 925,000
 OWNER: Imars ADDRESS: 13200 County Line Rd
 CITY: Chagrin Falls VALUE METHOD: SALES INCOME COST

PROPERTY

PARCEL ID	ADDRESS	VALUE
843-27-010	36,174 sq. ft. Landlocked lot	925,000
881-39-003	181,649 sq. ft Lot and house	(inc. both parcels)
total for both parcels = 5.000528 Acres		

INSPECTION

INSPECTION DATE / TIME 10/25/17 PERSON INTERVIEWED _____
 INSPECTION TYPE EXTERIOR ONLY INTERIOR AND EXTERIOR
 INTERIOR COMMENTS AND CONDITION NOTES _____

SITE

PARCEL SIZE _____ S.F. 5.00 ACRES EFF. FRONTAGE _____ EFF. DEPTH _____
 APPARENT USE SINGLE FAMILY TWO FAMILY THREE FAMILY FOUR FAMILY LAND ONLY OTHER _____
 ZONING _____
 NEIGHBORHOOD DESCRIPTION _____

IMPROVEMENTS

NUMBER OF UNITS SINGLE FAMILY TWO-FAMILY THREE-FAMILY OTHER _____
 BUILDING STYLE RANCH BUNGALOW CAPE COD COLONIAL SPLIT-LEVEL BI-LEVEL DUPLEX
 CONTEMPORARY WALK-UP TOWNHOME 3 FAMILY OTHER _____
 CONDITION EXCELLENT VERY GOOD GOOD AVERAGE FAIR POOR VERY POOR
 UNSOUND VANDALIZED
 EXTERIOR WALLS FRAME BRICK ALUM/VINYL FRAME/BRICK BRICK/STUCCO STONE CONCRETE BLOCK
 OTHER _____
 EXT. COMMENTS PEELING PAINT MISSING SIDING ROTTEN WOOD FIRE DAMAGE VANDALIZED / UNSECURED
 BOARDED OTHER _____
 ROOF TYPE GABLE HIP MANSARD GAMBREL FLAT SINGLE-PITCH OTHER _____
 FOUNDATION FULL BASEMENT PARTIAL BASEMENT SLAB CRAWL WALKOUT UNKNOWN
 STORY HEIGHT ONE-STORY STORY AND A HALF TWO-STORY TWO AND A HALF STORY OTHER _____
 ATTIC TYPE FINISHED UNFINISHED UNKNOWN
 HEATING FORCED AIR HOT WATER HEAT PUMP RADIANT UNIT HEAT GRAVITY NONE
 AIR-CONDITIONING CENTRAL WINDOW UNITS NONE
 GARAGE CAPACITY ONE CAR TWO CAR THREE CAR OTHER 4 CAR

RECONCILIATION

INDICATED VALUE BY SALES COMPARISON APPROACH: \$ _____
 INDICATED VALUE BY COST APPROACH: \$ _____
 INDICATED VALUE BY INCOME APPROACH: \$ _____



COMPARABLE SALES

COMPARABLE SALES CONSIDERED

COMP	PARCEL ID	ADDRESS	CITY	SALE DATE	SALE AMOUNT
1		30 Creekview	Chagrin Falls	8/16	\$860,000
2		5 Valley Ridge Farm	" "	3/15	\$1,497,000
3		2566 Courtney Trl	" "	7/16	\$1,600,000

NOTE: Additional sales may have been considered in comparable sales analysis.

COMMENTS:

COST APPROACH

IS THE COST APPROACH APPLICABLE TO THIS PARCEL? YES NO

IF NO, WHY?

YEAR BUILT 1995 EFFECTIVE AGE _____ CONDITION _____ TOTAL LIVING AREA 5,462
 ESTIMATED REPLACEMENT COST OF BUILDING (RCN) \$ _____
 PHYS. % GOOD _____ FUNCT. % GOOD _____ ECONOMIC % GOOD _____ TOTAL % GOOD _____ %

COMMENTS:

ESTIMATED VALUE OF BUILDING (RCNLD) \$ _____
 ESTIMATED VALUE OF LAND \$ _____
 COST ESTIMATE \$ _____

INCOME APPROACH

IS THE INCOME APPROACH APPLICABLE TO THIS PARCEL? YES NO

IF NO, WHY?

COMMENTS:

ESTIMATED MARKET RENT \$ _____
 GROSS RENT MULTIPLIER \$ _____
 INDICATED VALUE BY INCOME APPROACH \$ _____

PUBLIC SAFETY

IS SUBJECT PROPERTY CURRENTLY OCCUPIED? YES NO UNKNOWN

DOES PROPERTY PRESENT A DANGER TO PUBLIC HEALTH & SAFETY? YES NO

SHERIFF'S OFFICE SHOULD CONTACT LOCAL BUILDING DEPARTMENT REGARDING THE CONDITION OF SUBJECT PROPERTY? YES NO

ACKNOWLEDGEMENT

The undersigned have viewed the property pursuant to O.R.C. 2329.27 and certify that the above information is true and to the best of our knowledge. Public records were relied upon to determine certain property characteristics, including, but not limited to, the above grade living area and room count of the subject and comparable properties. Additional disclosures and disclaimers are on retained on file at the Cuyahoga County Sheriff's Department and made part of this report by reference.

Appraiser (Driver)

Date: 10-25-17

Appraiser

Date: 10/25/17

Appraiser

Date: 10/25/17