



Key: 6662

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.135

LEGAL

| CURRENT OWNER   |  | PARCEL ID | LOCATION              |                         |
|---|--|-----------|-----------------------|-------------------------|
| MCDONALD THOMAS F & BARBARA J<br>2487 MIDDLETON RD<br>HUDSON, OH 44236-1467 |  | 8B-27-4   | 314 HARDINGS BEACH RD |                         |
| TRANSFER HISTORY  |  | DOS       | T                     | SALE PRICE BK-PG (Cert) |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1090   | 100    | MULTIPLE HSES |      |        |       | 2  | 2 of 3 |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st %  |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

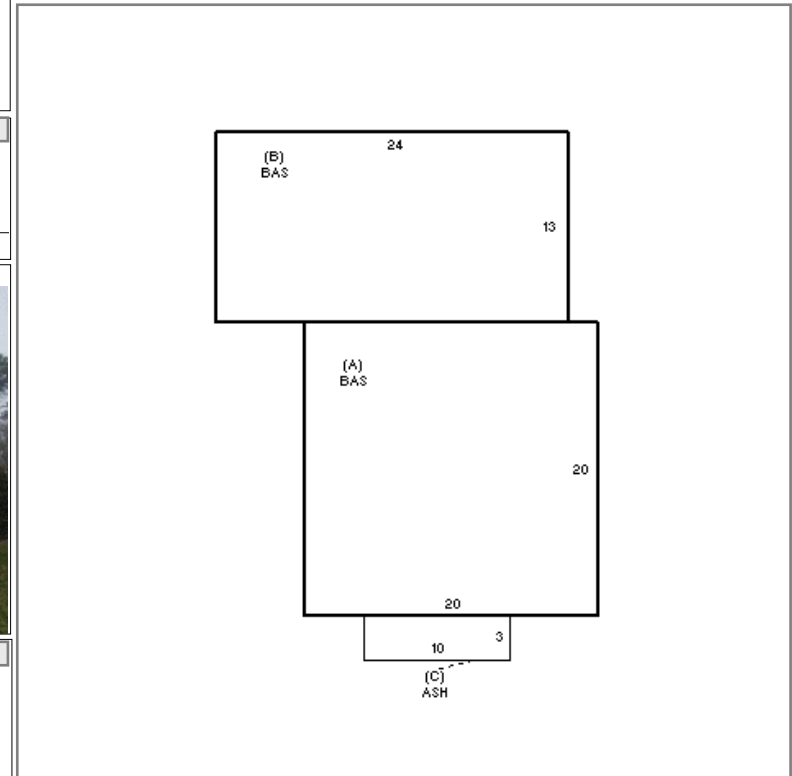
| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 166,000 |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
| TOTAL |        |          | OTHER    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



| BLDG COMMENTS  |
|----------------|
| 314 # on house |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/23/2021 | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/12/2023 | EST |
| STYLE    | 6  | 0.85 | COTTAGE [100%]    | REVIEW  | 4/21/2023 | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

G

| YEAR BLT   | 1958  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 190,805    |            |  |
|------------|-------|------------|---------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA   | 712   | DETAIL ADJ | 0.815   | FOUNDATION   | 2  | SLAB          | 0.95 | A | BAS | L | BAS AREA    | 400   | 1958 | 262.69    | 105,074 | CONDITION ELEM | CD         |            |  |
| \$NLA(RCN) | \$268 | OVERALL    | 1.000   | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | B | BAS | L | BAS AREA    | 312   | 2020 | 262.68    | 81,957  | EXTERIOR       | V          |            |  |
|            |       |            |         | ROOF SHAPE   | 1  | GABLE         | 1.00 | C | ASH | N | ATT SHED    | 30    |      | 60.60     | 1,818   | INTERIOR       | G          |            |  |
|            |       |            |         | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 |   |     |   |             |       |      |           |         | KITCHEN        | A          |            |  |
|            |       |            |         | FLOOR COVER  | 4  | ASPH TILE     | 1.00 |   |     |   |             |       |      |           |         | BATHS          | A          |            |  |
|            |       |            |         | INT. FINISH  | 52 | OTHER/DRYWLI  | 1.00 |   |     |   |             |       |      |           |         | HEAT           | A          |            |  |
|            |       |            |         | HEATING/COOL | 16 | ELECT BB W/AC | 1.01 |   |     |   |             |       |      |           |         | ELECT          | A          |            |  |
|            |       |            |         | FUEL SOURCE  | 3  | ELECTRIC      | 1.00 |   |     |   |             |       |      |           |         |                |            |            |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| CAPACITY   |       | UNITS      | ADJ     |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| STORIES    |       | 1.8        | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| ROOMS      |       | 4          | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| BEDROOMS   |       | 2          | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| FULL BATHS |       | 1          | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| 1/2 BATHS  |       | 0          | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| FIXTURES   |       | 3          | \$1,956 |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
| UNITS      |       | 1          | 1.00    |              |    |               |      |   |     |   |             |       |      |           |         |                |            |            |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | EFF.YR/AGE | 2009 / 13  |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | COND       | 13 13 %    |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | FUNC       | 0          |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | ECON       | 0          |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | DEPR       | 13 % GD 87 |  |
|            |       |            |         |              |    |               |      |   |     |   |             |       |      |           |         |                | RCNLD      | \$166,000  |  |

Key: 6662

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.136

LEGAL

LAND

DETACHED

BUILDING

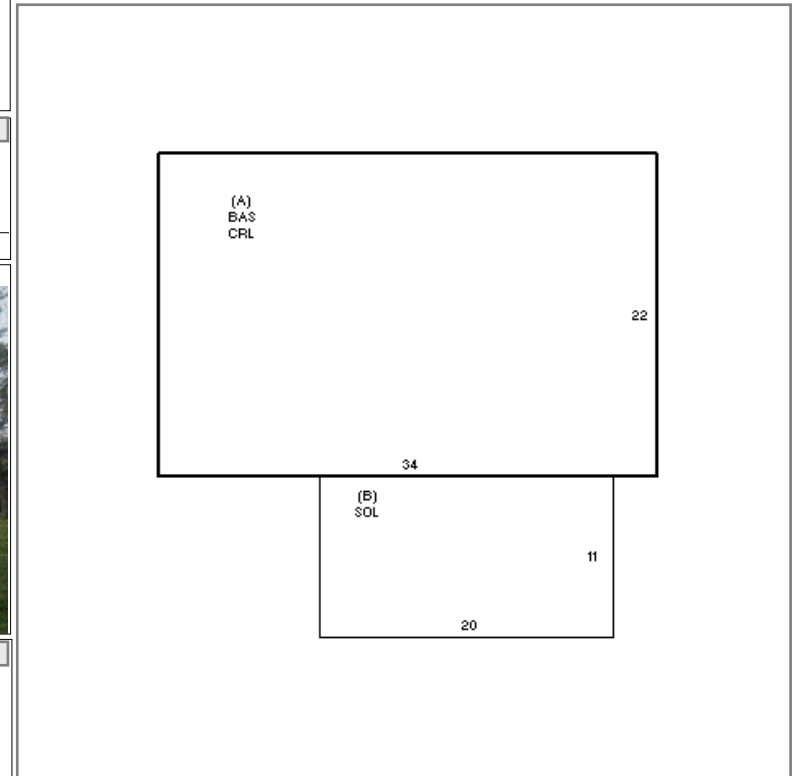
| CURRENT OWNER   |  | PARCEL ID | LOCATION              |                         |
|---|--|-----------|-----------------------|-------------------------|
| MCDONALD THOMAS F & BARBARA J<br>2487 MIDDLETON RD<br>HUDSON, OH 44236-1467 |  | 8B-27-4   | 314 HARDINGS BEACH RD |                         |
| TRANSFER HISTORY  |  | DOS       | T                     | SALE PRICE BK-PG (Cert) |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1090   | 100    | MULTIPLE HSES |      |        |       | 3  | 3 of 3 |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st %  |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Nbhd  | NOTE   |      | LAND     | 144,600 |          |
| Inf1  |        |      | BUILDING |         |          |
| Inf2  |        |      | DETACHED |         |          |
|       |        |      | OTHER    |         |          |
|       |        |      | TOTAL    |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/24/2020 | NF  | BLDG COMMENTS |
|----------|----|------|-------------------|---------|-----------|-----|---------------|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/12/2023 | EST | #316          |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 4/21/2023 | EMZ |               |
| QUALITY  | -  | 0.80 | MINUS AVE [100%]  |         |           |     |               |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |               |

| YEAR BLT             | 1962  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 219,060 |  |
|----------------------|-------|------------|---------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA             | 748   | DETAIL ADJ | 0.875   | FOUNDATION   | 6  | CRAWL          | 1.00 | A | CRL | N | CRAWL SPACE     | 748   |      | 18.56     | 13,886  | CONDITION ELEM | CD      |  |
| \$NLA(RCN)           | \$293 | OVERALL    | 1.000   | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | A | BAS | L | BAS AREA        | 748   | 1962 | 221.56    | 165,725 | EXTERIOR       | G       |  |
|                      |       |            |         | ROOF SHAPE   | 1  | GABLE          | 1.00 | B | SOL | N | SOLARIUM        | 220   |      | 139.12    | 30,606  | INTERIOR       | A       |  |
|                      |       |            |         | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 5,981.60  | 5,982   | KITCHEN        | A       |  |
|                      |       |            |         | FLOOR COVER  | 14 | HARDWD/ASPH TL | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,181.60  | 1,182   | BATHS          | A       |  |
|                      |       |            |         | INT. FINISH  | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | A       |  |
|                      |       |            |         | HEATING/COOL | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         | ELECT          | A       |  |
|                      |       |            |         | FUEL SOURCE  | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |  |
| CAPACITY             |       | UNITS      | ADJ     |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| STORIES              |       | 1          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| ROOMS                |       | 5          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| BEDROOMS             |       | 2          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| FULL BATHS           |       | 1          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| 1/2 BATHS            |       | 0          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| FIXTURES             |       | 3          | \$1,680 |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| UNITS                |       | 1          | 1.00    |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| EFF.YR/AGE 1970 / 52 |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| COND 34 34 %         |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| FUNC 0               |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| ECON 0               |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| DEPR 34 % GD 66      |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |
| RCNLD \$144,600      |       |            |         |              |    |                |      |   |     |   |                 |       |      |           |         |                |         |  |