

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-46-33-06-000-3830

NBHD

126600RS

PARCEL ADDR

17381 LOCH LOMOND WAY

LEGAL

ST ANDREWS COUNTRY CLUB PL 7 LT 383

TAX DISTRICT

00355

OWNER

GUYURON LORA J TRUST

ADDRESS

5200 THREE VILLAGE DR PH J  
CLEVELAND OH 44124-3767



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2702

AUTOCAD:

AG INFORMATION

| LINE  | CA L# | CROP | LUC | ACRES | RATE | CODE | VALUE |
|-------|-------|------|-----|-------|------|------|-------|
| TOTAL |       |      |     |       |      |      |       |

ENTER INFORMATION

|      |           |   |   |    |
|------|-----------|---|---|----|
| TYPE | DATE      | E | I | AP |
| IMP  | 03-JUN-24 | 3 | A | 60 |

INCOME

AG

TOTAL PARCEL

|                  |            |
|------------------|------------|
| TYPE             | VALUE      |
| MASS             | 2,603,268  |
| OVERRIDE         |            |
| INCOME           | 0          |
| PRIOR YR VAL     | 2,304,224  |
| BUILDING         | 1,481,810  |
| OBY's            | 59,518     |
| LAND             | 1,061,940  |
| MARKET           | 2,603,268  |
| AG/NON AG LAND   |            |
| AG LAND & IMP    |            |
| LAND MKT VAL     | 0          |
| LB Ratio (value) |            |
| SOH%             | 0.41       |
| 1                | CAMA VALUE |

SALES INFORMATION

| BOOK                   | PAGE | DC | QC | S | PRICE     | DATE      |
|------------------------|------|----|----|---|-----------|-----------|
| 34715                  | 1020 | WD | Q  | I | 2,795,000 | 30-NOV-23 |
| 32958                  | 1139 | WD | Q  | I | 1,585,000 | 02-SEP-21 |
| 18673                  | 1202 | WD | QD | I | 867,500   | 31-MAY-05 |
| QD GRANTOR'S OWN TRUST |      |    |    |   |           |           |

PERMIT INFORMATION

| PERMIT #           | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT |
|--------------------|-----------|------|-----|------|-------|--------|
| B-2025-004509-0000 | 27-FEB-25 | F    | 03  | T    | 2026  | 60,000 |
| M-2025-004457-0000 | 06-FEB-25 | F    | 05  | T    | 2026  | 7,875  |
| B-2023-014326-0000 | 25-APR-23 | F    | 03  | T    | 2024  | 57,420 |
| M-2022-050752-0000 | 01-DEC-22 | F    | 03  | T    | 2024  | 4,005  |

NOTES

PETN2026-3155

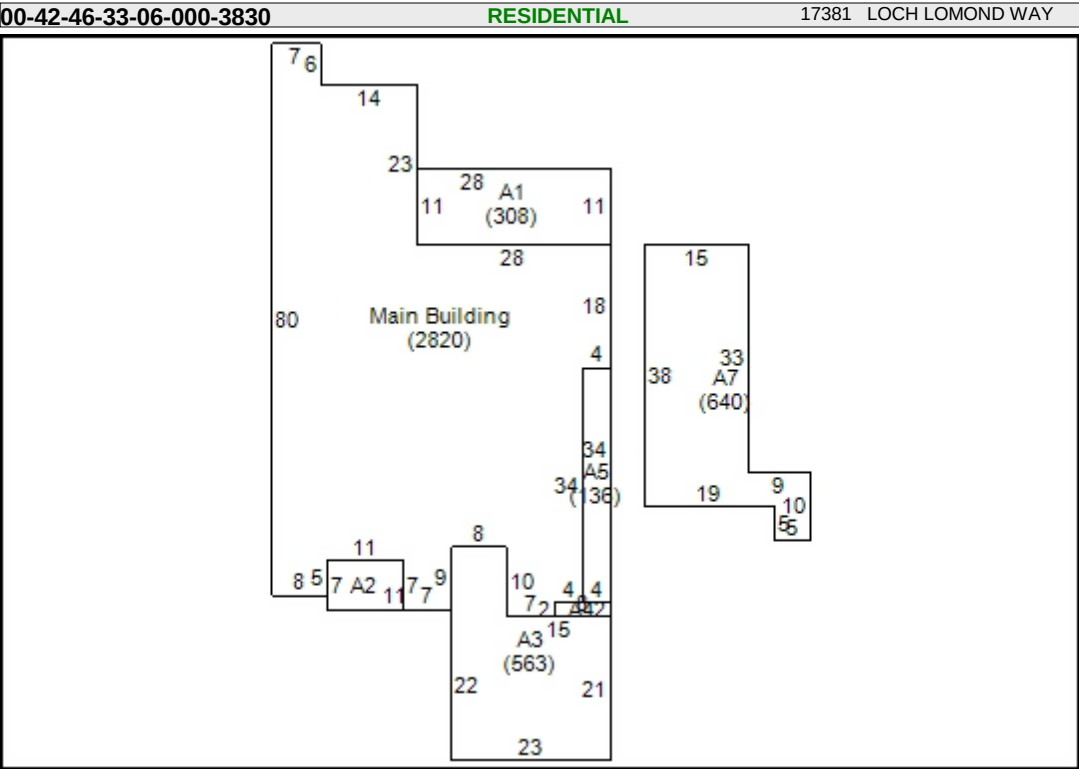
OBY INFORMATION

| CRD       | L# | CODE | YRBLT | EFFYB | YRRMD | WIDTH | LGTH | AREA | UNITS | GD | MODCDE | RATE      | PC | FC | DEP | FUNC | RSN | ECN | RSN | SOH | VALUE     |
|-----------|----|------|-------|-------|-------|-------|------|------|-------|----|--------|-----------|----|----|-----|------|-----|-----|-----|-----|-----------|
| 1         | 3  | WLL  | 1987  |       |       | 0     | 0    | 180  | 1     | C  |        | 14.84     | A  | A  | 29  |      |     |     |     | 100 | 775.00    |
| 1         | 4  | WLL  | 1987  |       |       | 0     | 0    | 108  | 1     | C  |        | 14.84     | A  | A  | 29  |      |     |     |     | 100 | 465.00    |
| 1         | 6  | BBQ  | 1987  |       |       | 0     | 0    | 1    | 1     | C  |        | 1,000.00  | A  | A  | 25  |      |     |     |     | 100 | 250.00    |
| 1         | 7  | PL2  | 1987  |       |       | 0     | 0    | 1    | 1     | B  | 1      | 57,360.00 | A  | A  | 25  |      |     |     |     | 100 | 14,340.00 |
| 1         | 8  | GCC  | 2025  |       |       |       |      | 1    | 1     | C  |        | 43,688.00 | A  | A  | 100 |      |     |     |     | 100 | 43,688.00 |
| OBY VALUE |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     |     |     |     | 59,518.00 |

LAND INFORMATION

| L#          | LUSE | ZONE | AG | AGLND | TP | CDE | AFF | EFF | DEPTH | SQ FT                 | ACRES | UNITS | RATE   | SIZE | NBHDF | INF | PCT | SOH | VALUE        |
|-------------|------|------|----|-------|----|-----|-----|-----|-------|-----------------------|-------|-------|--------|------|-------|-----|-----|-----|--------------|
| 1           | 0140 | RT   |    |       | S  | G1  |     |     | 0     | 11,761                | 0.27  | 1     | 105.00 | T    | 1     |     | 0   | 100 | 1,061,940.00 |
| NOTES:      |      |      |    |       |    |     |     |     |       | FUTURE LAND USE: LR-1 |       |       |        |      |       |     |     |     |              |
| TOTAL ACRES |      |      |    |       |    |     |     |     |       | .27                   |       |       |        |      |       |     |     |     |              |
|             |      |      |    |       |    |     |     |     |       | TOTAL LAND VALUE      |       |       |        |      |       |     |     |     |              |
|             |      |      |    |       |    |     |     |     |       | 1,061,940.00          |       |       |        |      |       |     |     |     |              |

| SUB-AREA INFORMATION |      |     |      |  |
|----------------------|------|-----|------|--|
| LINE                 | CODE | PCT | SIZE |  |
| A 0                  | BAS  | 100 | 2820 |  |
| BASE AREA            |      |     |      |  |
| A1 1                 | FOP  | 28  | 308  |  |
| FINISHED OPEN PORCH  |      |     |      |  |
| A2 2                 | FOP  | 28  | 77   |  |
| FINISHED OPEN PORCH  |      |     |      |  |
| A3 3                 | FGR  | 43  | 563  |  |
| FINISHED GARAGE      |      |     |      |  |
| A4 4                 | FST  | 43  | 16   |  |
| FINISHED STORAGE     |      |     |      |  |
| A5 5                 | FOP  | 28  | 136  |  |
| FINISHED OPEN PORCH  |      |     |      |  |
| A6 7                 | FUS  | 87  | 640  |  |
| FINISHED UPPER STORY |      |     |      |  |
| A7                   |      |     |      |  |
| A8                   |      |     |      |  |
| A9                   |      |     |      |  |
| A10                  |      |     |      |  |
| A11                  |      |     |      |  |
| A12                  |      |     |      |  |
| A13                  |      |     |      |  |
| A14                  |      |     |      |  |
| A15                  |      |     |      |  |
| A16                  |      |     |      |  |
| A17                  |      |     |      |  |
| TOTAL SQ FT          |      |     | 4560 |  |



VECTOR:  
BAS(A0CD18L4D34L4D2L7U10L8D9L7U7L11D5L8U80R7D6R14D23R28)FOP(A1CL28U11R28D11)FOP(A2D18L4D34L4D2L7U10L8D9L7CL11U7R11D7)FGR(A3L28U23L14U6L7D80R8U5R11D7R7CU9R8D10R15D21L23U22)FST(A4D18L4D34CR4D2L8U2R4)FOP(A5D18CD34L4U34R4)FUS(A7R20CD33R9D10L5U5L19U38R15)

| BUILDING INFORMATION |    |      |                           |  |
|----------------------|----|------|---------------------------|--|
| 1                    | /  | 1    | SYS CRD# /TOT BLDGS       |  |
| 0900                 | ID | 1    | EXC-RESIDENT              |  |
|                      |    |      | C&D                       |  |
| 1.31                 |    |      | NBHD FACTOR               |  |
|                      |    |      | LEVEL / UNIT TYPE         |  |
| 2                    | /  |      | UNIT HEIGHT / BLDG HEIGHT |  |
| 4                    | /  |      | BED RM / TOT RM           |  |
| 4                    | /  | 1    | FULL BA / HALF BA         |  |
|                      | /  | 14   | ADD FIX / TOTAL FIX       |  |
| 1987                 | /  | 2012 | YRBLT / EFFYR             |  |
| 2023                 | /  | 60   | YR / % REMODELED          |  |
| Y                    | Y  |      | REMOD KTCH / BATH         |  |
| R6                   | /  | AV   | GRADE / CDU               |  |
| 85                   | /  |      | % GOOD / DEPR TB          |  |
|                      |    |      | FPLC STACK / OPEN         |  |
| 17                   |    |      | EW1 MSY: CB STUCCO        |  |
| 00                   |    |      | EW2 NONE                  |  |
| 03                   |    |      | RS GABLE/HIP              |  |
| 07                   |    |      | RC CONCRETE TILE          |  |
| 05                   |    |      | IW1 DRYWALL               |  |
| 00                   |    |      | IW2 N/A                   |  |
| 15                   |    |      | FT1 CERAMIC/QUARRY        |  |
| 11                   |    |      | FT2 LAMINATE TILES        |  |
| 3                    |    |      | HEAT HTG & AC             |  |
| 4                    |    |      | HEAT SYS FORCED AIR DUCT  |  |
|                      |    |      | KB_ADJ                    |  |
|                      |    |      | MKT_ADJ                   |  |
|                      |    |      | FUNC                      |  |
|                      |    |      | ECON                      |  |
| 100                  |    |      | SOH%                      |  |
|                      |    |      | 3,772 EFF BLDG AREA       |  |
|                      |    |      | 3,460 SQ FT LIVING AREA   |  |
|                      |    |      | 3,772 TOTAL EBA           |  |

NOTES:  
BLDG 001 [EYB UPD PER MLS - MAJOR RENOV-RF,KIT,BTH,FL,WIND,++. TAX YR '24. #  
  
BLDG 001 /2024: GRADE CHG TO R6 DUE TO EXTENSIVE RENOVATION

| L# | COD | LENGTH | WIDTH | EL ST | ID UT | VALUE |
|----|-----|--------|-------|-------|-------|-------|
|    |     |        |       |       |       |       |

|           |                     |
|-----------|---------------------|
| 1,330,767 | RCN                 |
| 1,131,153 | RCNLD               |
| 1,481,810 | ADJRCNLD            |
| 1         | TOTAL ID UNIT VALUE |

| LN | SE | LEVEL |    | YR  | EFF | AREA | EXTER | USE  | NAME | WA   | EXTERIOR | CN | INT  | INT  | INT | INT | INT | INT | PHY | FNC | FNC | FNC | ENC | ENC |
|----|----|-------|----|-----|-----|------|-------|------|------|------|----------|----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| NO | NO | FR    | TO | BLT | YB  |      | SIZE  | PERM |      | TYPE | HT       |    | WALL | TYPE | FIN | PAR | HT  | AC  | PLB | LGT | CND | UT  | RSN | %GD |
|    |    |       |    |     |     |      |       |      |      |      |          |    |      |      |     |     |     |     |     |     |     |     |     |     |