

RES Tracking ID:

ValuePoint4 Report

For Property Located At:

538 BASSETT RD BAY VILLAGE OH 44140

Owner Name: **CULLEN MICHAEL S**

Valuation Result			
Estimated Value:		\$197,000	
Estimated Value Range:		\$189,000 - \$234,000	
Value As Of:		06/15/2006	
Processed Date:		06/15/2006	
Score:		78	
Comment:		VP4 Valuation Successful	
<i>Last Market Sale Information:</i>		<i>Prior Sale Information:</i>	
Sale Price:	\$137,000	Prior Sale Price:	\$15,000
Sale Date:	06/15/1995	Prior Sale Date:	01/18/1991
Sale Type:	FULL	Prior Sale Type:	FULL
Seller Name:	HALLER ANN E	Prior Seller Name:	
1 st Mtg Amount:	\$109,600	Prior 1 st Mtg Amount:	
2 nd Mtg Amount:			
<i>Location Information:</i>			
County:	, OH	APN:	202-20-007
Census Tract:	1301.03	Township Name:	
Absentee Owner :	N		
<i>Property Information:</i>			
Living Area:	2386	Land Use:	SFR
Total Rooms:	8	Lot Area:	14400
Bedrooms:	5	Year Built / Eff:	1954 / 1954
Bath(F/H):	1 / 1	Air Conditioning:	1
Pool:	N	Fireplace:	1
# of Stories:	2	Parking:	2
<i>Tax Information:</i>			
Assessed Value:	\$63,630	Assessed Year:	2005
Land Value:	\$13,160	Improvement Value:	\$50,470

RES Tracking ID:

Area Market Sales

For Property Located At

538 BASSETT RD, BAY VILLAGE OH 44140-1868

Comp#:			Distance From Subject: 0.03 (miles)		
Address: 545 BASSETT RD BAY VILLAGE OH 44140					
Owner Name:	OHARA LORI L		Total Living Area:	3121	
Seller Name:	ZAVASNIK ROBERT L		Total Rooms:	6	
APN:	202-34-026	Land Use:	SFR	Bedrooms:	3
County:	, OH	Parking:	2	Bath(F/H):	1 / 1
Sale Price:	\$163,000	Prior Sale Price:		Year Built:	1956
Recording Date:	03/14/2006	Prior Recording Date:		Air Conditioning:	
1 st Mortgage Amount:	\$152,250	Lot Area:	9010.0	Fireplace:	1
Total Assessed Value:	\$66,605	Number of Stories:	2	Pool:	N
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Comp#:			Distance From Subject: 0.05 (miles)		
Address: 521 BASSETT RD BAY VILLAGE OH 44140					
Owner Name:	GERTZ DOUGLAS R & KAREN		Total Living Area:	2101	
Seller Name:	BLOOMFIELD KAREN S		Total Rooms:	8	
APN:	202-23-007	Land Use:	SFR	Bedrooms:	3
County:	, OH	Parking:	2	Bath(F/H):	1 / 1
Sale Price:	\$192,000	Prior Sale Price:		Year Built:	1949
Recording Date:	12/23/2005	Prior Recording Date:		Air Conditioning:	
1 st Mortgage Amount:	\$153,600	Lot Area:	10500.0	Fireplace:	0
Total Assessed Value:	\$67,025	Number of Stories:	2	Pool:	N
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Comp#:			Distance From Subject: 0.19 (miles)		
Address: 30123 MEADOWLANE DR BAY VILLAGE OH 44140					
Owner Name:	GOODLETT-WELLS PATRICIA O		Total Living Area:	1789	
Seller Name:	ROGERS ETHEL A		Total Rooms:	7	
APN:	202-21-018	Land Use:	SFR	Bedrooms:	4
County:	, OH	Parking:	2	Bath(F/H):	2 / 0
Sale Price:	\$188,000	Prior Sale Price:		Year Built:	1958
Recording Date:	10/28/2005	Prior Recording Date:		Air Conditioning:	
1 st Mortgage Amount:	\$162,000	Lot Area:	14774.0	Fireplace:	0
Total Assessed Value:	\$59,745	Number of Stories:	1	Pool:	N
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Comp#:			Distance From Subject: 0.15 (miles)		
Address: 29620 OSBORN RD BAY VILLAGE OH 44140					
Owner Name:	SKYRP DEAN		Total Living Area:	1301	
Seller Name:	KEIFFER RALPH H & MARILYN S		Total Rooms:	6	
APN:	202-23-018	Land Use:	SFR	Bedrooms:	3
County:	, OH	Parking:	2	Bath(F/H):	1 / 0
Sale Price:	\$210,000	Prior Sale Price:	\$170,000	Year Built:	1953
Recording Date:	07/28/2005	Prior Recording Date:	12/03/2001	Air Conditioning:	Y
1 st Mortgage Amount:	\$178,500	Lot Area:	14100.0	Fireplace:	1
Total Assessed Value:	\$58,135	Number of Stories:	1	Pool:	N
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Comp#:			Distance From Subject: 0.12 (miles)		
Address: 589 WILDBROOK DR BAY VILLAGE OH 44140					
Owner Name:	TICAK JOHN & LAUREN M		Total Living Area:	1872	
Seller Name:	ZACHARIAS BRYAN W & JILL M		Total Rooms:	7	
APN:	202-18-041	Land Use:	SFR	Bedrooms:	3
County:	, OH	Parking:	2	Bath(F/H):	1 / 1
Sale Price:	\$205,000	Prior Sale Price:	\$186,000	Year Built:	1965
Recording Date:	06/10/2005	Prior Recording Date:	08/08/2003	Air Conditioning:	
1 st Mortgage Amount:	\$194,750	Lot Area:	15428.0	Fireplace:	1
Total Assessed Value:	\$57,610	Number of Stories:	2	Pool:	N