

# BEREA CITY COUNCIL

*City of Berea, Ohio*

ORDINANCE NO. 2024-43

By: Councilwoman Mary K. Brown Sponsor: Mayor Cyril M. Kleem

## AN ORDINANCE

**AUTHORIZING AND DIRECTING THE MAYOR, ON BEHALF OF THE BEREALAND REUTILIZATION PROGRAM, TO ENTER INTO A PURCHASE AGREEMENT FOR THE SALE OF V/L THACKER STREET, PERMANENT PARCEL NO. 362-01-019, AND 818 THACKER STREET, PERMANENT PARCEL NO. 362-01-020, WHICH ARE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSES, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALE, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the vacant industrial land located at V/L Thacker Street, Permanent Parcel Number 362-01-019, is approximately .267 acres (11,621 square feet) and was obtained by the Berea Land Reutilization Program on July 23, 2019, as a result of a foreclosure in the Cuyahoga County Court of Common Pleas in Case No. BR-17-014125; and

**WHEREAS**, the vacant industrial land located at 818 Thacker Street, Permanent Parcel Number 362-01-020, is approximately 1.412 acres (61,527 square feet) and was obtained by the Berea Land Reutilization Program on August 12, 2012 as a result of a foreclosure in the Cuyahoga County Court of Common Pleas, in Case No. CV-10-732333; and

**WHEREAS**, on July 21, 2024, a Land Appraisal Report was completed for the two properties together, by a General Appraiser certified by the State of Ohio, with said Land Appraisal Report concluding that the Fair Market Value of the two properties combined is One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00); and

**WHEREAS**, the City received an offer to purchase the property for the amount of One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00) from The Alloy Engineering Company, which is the fair market value of the property, and the City wishes to sell such parcels to the Alloy Engineering Company for future development; and

**WHEREAS**, this Council finds that the vacant industrial parcels located at V/L Thacker Street and 818 Thacker Street, are no longer needed for any municipal purpose.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That this Council finds that the vacant land, located at V/L Thacker Street, Permanent Parcel No. 362-01-019, and as further described in Exhibit A, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes

# BEREA CITY COUNCIL

*City of Berea, Ohio*

## ORDINANCE NO. 2024-43

and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

**SECTION 2.** That this Council finds that the vacant land, located at 818 Thacker Street, Permanent Parcel No. 362-01-020, and as further described in Exhibit B, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

**SECTION 3.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 4.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason that it is in the best interests of the City to sell these vacant municipal properties at the earliest possible time to avoid continuing maintenance obligations to the property and to return such properties to the tax duplicate. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: *November 4, 2024*

ATTEST: *[Signature]*  
Clerk of Council

APPROVED AS TO FORM:

*[Signature]*  
Director of Law

*[Signature]*  
President of Council

APPROVED:

*[Signature]*  
Mayor

Exhibit A

Parcel 1:

**DESCRIPTION OF LAND**

**PERMANENT PARCEL NO. 362-01-019**

Situated in the City of Berea, County of Cuyahoga and State of Ohio:  
And known as being part of Original Middleburg Township Section No. 18, bounded and  
described as follows:

Beginning in the Southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg.  
39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the  
Southeasterly line of Rocky River Drive, (100 feet wide), said place of beginning being also the  
intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50  
feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of  
Cuyahoga County Records;

Thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of  
beginning, said principal place of beginning being also the Northwesterly corner of a parcel of  
land conveyed to Henry Thacker by deed dated May 25, 1956 and recorded in Volume 8640,  
Page 106 of Cuyahoga County Records;

Thence due East, 271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line  
of the right of way of the New York Central Railroad;

Thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New  
York Central Railroad;

Thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to  
the Northeasterly corner of land conveyed to Michael J. and Ethel G Ondercin by deed dated  
March 31, 1958 and recorded in Volume 9072, page 463 of Cuyahoga County Records;

Thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly  
line of Thacker Street;

Thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56  
feet to an angle therein;

Thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of  
beginning, be the same more or less, but subject to all legal highways.

Property Address: V/L Thacker Street, Berea, OH 44017

**Exhibit "A"**

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# Exhibit B

## Parcel 2:

*And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows: Beginning in the southerly line of Sheldon Road (60 feet wide) at a point distant South 28 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide) said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records; thence due South along the Easterly line of Thacker Street, 367.02 feet to the principal place of beginning; said principal place of beginning being also the Northwesterly corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1936 and recorded in Volume 8640, page 106 of Cuyahoga County Records; thence due East,*

*271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line of the right of way of the New York Central Railroad; thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New York Central Railroad; thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G. Ondercin by deed dated March 31, 1938 and recorded in Volume 9072, Page 463 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly line of Thacker Street; thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.36 feet to and angle therein, thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning.*

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Parcel No. 362-01-020

# REAL ESTATE PURCHASE AGREEMENT

## Vacant Industrial Land Identified as Permanent Parcel Numbers 362-01-019 & 362-01-020

This Real Estate Purchase Agreement ("Agreement") is made at City of Berea, Cuyahoga County, State of Ohio, on this \_\_\_\_ day of \_\_\_\_\_, 2024, by the **Berea Land Reutilization Program**, an Ohio Land Reutilization Corporation, whose principal address is 11 Berea Commons, Berea, Ohio 44017, **SELLER**, and **The Alloy Engineering Company**, an Ohio Corporation, whose address is 844 Thacker Street, City of Berea, County of Cuyahoga, State of Ohio, **PURCHASER**.

In consideration of the covenants made each to the other, as set forth below, the parties agree as follows:

### Section One

#### **Property**

**SELLER**, will sell and convey and **PURCHASER** will purchase, on the terms and conditions set forth herein, the vacant real properties identified as Permanent Parcel Numbers 362-01-019 and 362-01-020, located at 818 Thacker Street and v/l Thacker Street in the City of Berea, County of Cuyahoga, State of Ohio, as more fully described in a Legal Description (which is attached hereto as Exhibit A and incorporated herein) and further referred to as the "Property."

### Section Two

#### **Fair-Market Value**

On July 21, 2024, a Land Appraisal Report was completed for the Property by a General Appraiser certified by the State of Ohio. This Land Appraisal Report concluded that the Fair Market Value of the Property is One Hundred Twenty Thousand dollars and no cents (\$120,000.00).

### Section Three

#### **Purchase Price; Terms of Payment**

The Parties have agreed that the purchase price for the Property shall be the Fair Market Value of the Property. Therefore, the total purchase price is One Hundred Twenty Thousand dollars and no cents (\$120,000.00) (the "Purchase Price"), which will be paid in one installment at Closing.

### Section Four

#### **Title**

(a) Preliminary Title Report. Within three (3) days after the date of this Agreement, **PURCHASER** shall order a commitment for an ALTA Owner's Policy of Title Insurance (the "Title Commitment") issued by the Title Company (as defined herein) in the amount of the Purchase Price setting forth the state of title to the Property on or after the date of this Agreement showing **SELLER** as the record owner with **PURCHASER** as the proposed insured. Accompanying the Title Commitment shall be legible copies of all plats, documents, and other instruments referred to therein. Upon receipt of the Title Commitment or earlier, **PURCHASER** shall, at its option, order a survey of the Property certified to **PURCHASER**, and the Title Company sufficient to allow the Title Company to delete its standard exceptions to coverage (the "Survey").

(b) Review of Title. **PURCHASER** shall have fifteen (15) days after its receipt of the Title Commitment and the Survey (the "Review Period") in which to notify **SELLER** of any objections **PURCHASER** has to any matters shown or referred to in the Title Commitment (the "Title and Survey Defects"). Notwithstanding anything herein to the contrary, Seller shall be required to discharge, at **SELLER'S** sole cost and expense, at or prior to the Closing, all mortgages, financing statements and other instruments evidencing or securing the repayment of debt, judgment liens and other liens of a

liquidated amount evidencing a monetary obligation (excluding liens for general real estate taxes not due and payable) (all of the foregoing hereinafter collectively referred to as "Monetary Liens"). **SELLER** may, within fifteen (15) days after receiving said notice from **PURCHASER** as to Title and Survey Defects, take such steps as are necessary to secure the removal of the Title and Survey Defects (or, if the Title and Survey Defects are not readily curable within said fifteen (15) day period, then **SELLER** may have such additional time as **PURCHASER** may permit in writing, in which case the Closing shall be extended as necessary). In the alternative, **SELLER** may elect not to cure the Title and Survey Defects within the time period specified in the preceding sentence. If **SELLER** elects not to cure the Title and Survey Defects within the specified time period, then **PURCHASER** may elect to terminate this Agreement upon written notice to **SELLER**, in which case neither **PURCHASER** nor **SELLER** shall have any further rights, duties or obligations hereunder. Any title encumbrances or exceptions set forth in the Title Commitment, to which **PURCHASER** does not object within the Review Period, and any Title and Survey Defects which **SELLER** elects not to cure, and **PURCHASER** accepts, shall be deemed to be permitted exceptions to the status of **SELLER'S** title for purposes of this Agreement (the "Permitted Encumbrances"). Monetary Liens shall not be Permitted Encumbrances.

(c) **Title Insurance.** The consummation of the Closing shall be conditioned upon the issuance to **PURCHASER** by the Title Company of an ALTA Owner's Policy of Title Insurance of title insurance, together with endorsements requested by **PURCHASER** (the "Owner's Policy") in the amount of the Purchase Price, insuring good and marketable fee simple title to the Property in **PURCHASER** with extended coverage over the general exceptions customarily set forth in Schedule B, subject only to the Permitted Encumbrances. **SELLER** shall sign an affidavit in favor of the Title Company prior to closing in such form and content as may be reasonably necessary to enable the Title Company to delete the standard exceptions listed in the Title Commitment from the Owner's Policy.

## Section Five

### **Inspection Period**

Not later than three (3) business days after the Effective Date, **SELLER** shall provide **PURCHASER** with copies of all documents, surveys, reports and environmental assessments regarding the Property that are in **SELLER'S** possession (if any), including all information in its possession or control pertaining to the Property, including, without limitation, any and all environmental audits, surveys, title policies, test results, studies, permits and licenses. During the period commencing on the date of this Agreement and ending on the forty-fifth (45<sup>th</sup>) day thereafter, with additional time to be provided to conduct and review a Phase II environmental assessment if a Phase II is recommended by **PURCHASER'S** environmental consultant (the "Inspection Period"), which timeframes shall be extended (day for day) for any delays by **SELLER** in providing the documents set forth above, **PURCHASER**, its agents, contractors, engineers and surveyors shall have the right at any time and from time to time to enter upon the Property to conduct and make any and all examinations, inspections and investigations of or concerning the Property including, without limitation, Phase I and Phase II environmental site assessments. **SELLER** shall make a knowledgeable representative of **SELLER** available to attend the Phase I environmental site assessment and discuss the same with **PURCHASER'S** environmental consultant. **PURCHASER** shall have the sole and unreviewable right to terminate this Agreement by giving notice to that effect to **SELLER** at any time on or before the expiration of the Inspection Period. If **PURCHASER** delivers written notice to **SELLER** on or before the expiration of the Inspection Period that **PURCHASER** is not satisfied with the results of the examinations, inspections and/or investigations, then this Agreement shall automatically be terminated and be of no further force or effect. If **PURCHASER** terminates this Agreement by the time and in the manner set forth in the immediately preceding sentence, neither **PURCHASER** nor **SELLER** shall have any further rights, duties or obligations hereunder.

## Section Six

### **Deed, Zoning and Taxes**

At the Closing, **SELLER** shall convey to **PURCHASER** marketable title in fee simple to the Property by transferable and recordable limited warranty deed (the "Deed"), free and clear of all liens and encumbrances subject to: (a) Permitted

Encumbrances; (b) all legal highways; (c) zoning, (d) Ordinances of the City of Berea, and (e) all real estate taxes and assessments not yet due and payable. There shall be no proration of real estate taxes and assessments at Closing since **SELLER** is a municipal corporation.

### Section Seven

#### **Approval by Berea City Council**

The sale of Permanent Parcel Numbers 362-01-019 and 362-01-020 was authorized by Ordinance 2024-\_\_\_\_, which was approved by Berea City Council on \_\_\_\_\_, 2024.

### Section Eight

#### **Closing; Time of Essence; Entire Agreement**

Unless extended by written agreement of the Parties, this Agreement shall be completed and the transaction closed on or before \_\_\_\_\_, 2024. Time is of the essence of this contract. This document constitutes the entire agreement between the parties and supersedes all prior or contemporaneous discussions, representations or agreements relating to the subject matter. No amendments, modifications or additions to this Agreement shall be made or be binding on any party unless made in writing and signed by each party.

### Section Nine

#### **Escrow Agent**

This Real Estate Purchase Agreement shall be placed in escrow with Maximum Title, 400 West Bagley Road, Berea, Ohio 44017, herein referred to as the "Escrow Agent." An executed copy of this Real Estate Purchase Agreement shall be deposited with the Escrow Agent and this document shall serve as the escrow instructions. All documents and funds necessary for the completion of this transaction shall be placed in escrow with the Escrow Agent on or before the Closing Date. The Escrow Agent herein may attach its standard conditions of acceptance hereto; however, should such standard conditions be inconsistent with or in conflict with the terms and provisions hereof, then the terms and provision of this Real Estate Purchase Agreement shall control.

### Section Ten

#### **Duties of the Escrow Agent**

On the Closing Date, the Escrow Agent shall file for record the Deed and any other instruments required to be recorded and shall thereupon deliver to each of the parties the documents to which they shall be respectively entitled, together with its escrow statement, provided that the Escrow Agent shall then have on hand all funds and documents necessary to complete the within real estate transaction and provided that the title company has stated in writing that it is in a position to and will issue and deliver, upon the filing of the Deed for record.

In closing this transaction, the Escrow Agent shall charge **PURCHASER** with the following closing costs:

- (a) The filing fees, transfer taxes or any other county and state governmental fees necessary to complete the transfer referenced in this Agreement;
- (b) The escrow fee;
- (c) The cost of title search, issuance of the Title Commitment, and the Owner's Policy;
- (d) All other prorations and holdbacks set out in this Agreement;

and immediately thereafter, shall deliver to **PURCHASER** the recorded Deed, or Cuyahoga County Fiscal Officer's receipt

therefor, and any prorations to which any party is entitled, and any other funds or documents required by the provisions hereof.

### **Section Eleven**

#### **Condition of Property**

**PURCHASER** at Closing shall accept the property in its present "As Is" condition. The **PURCHASER** agrees to maintain the property in accordance with all applicable Health, Building, Zoning and Exterior Maintenance Codes of the City of Berea.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand at City of Berea, Ohio, on this 14 day of November, 2024.

Signed and acknowledged  
in the presence of:

SELLER: BEREALAND REUTILIZATION PROGRAM

By Cyril Kleem  
Cyril Kleem, Mayor

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STATE OF OHIO )  
                  )  
                  SS:  
CUYAHOGA COUNTY )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named individual, Cyril Kleem, Mayor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Berea, Ohio, on this 14 day of November, 2024.

Barbara L. Jones  
Notary Public



BARBARA L. JONES  
Attorney at Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.



RIPRIPRIAL JONES

NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

IN WITNESS WHEREOF, the PURCHASER has hereunto set its hand at Berea, Ohio, Cuyahoga County, on this  
day of \_\_\_\_\_ 2024.

Signed and acknowledged  
in the presence of:

PURCHASER: The Alloy Engineering Company

By: \_\_\_\_\_  
J. Lee Watson, President and CEO

STATE OF OHIO      )  
                        )      SS:  
CUYAHOGA COUNTY    )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named individual, J. Lee Watson, who acknowledged that he did sign the foregoing instrument in his capacity as President and CEO of The Alloy Engineering Company, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Berea, Ohio, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

APPROVED AS TO FORM:

  
Barbara L. Jones, Director of Law  
City of Berea  
Atty Reg No 0042464

Exhibit A

Parcel 1:

**DESCRIPTION OF LAND**

**PERMANENT PARCEL NO. 362-01-019**

Situated in the City of Berea, County of Cuyahoga and State of Ohio;  
And known as being part of Original Middleburg Township Section No. 18, bounded and  
described as follows:

Beginning in the Southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg.  
39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the  
Southeasterly line of Rocky River Drive, (100 feet wide), said place of beginning being also the  
intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50  
feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of  
Cuyahoga County Records;

Thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of  
beginning, said principal place of beginning being also the Northwesterly corner of a parcel of  
land conveyed to Henry Thacker by deed dated May 25, 1956 and recorded in Volume 8640,  
Page 106 of Cuyahoga County Records;

Thence due East, 271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line  
of the right of way of the New York Central Railroad;

Thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New  
York Central Railroad;

Thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to  
the Northeasterly corner of land conveyed to Michael J. and Ethel G Ondercin by deed dated  
March 31, 1958 and recorded in Volume 9072, page 463 of Cuyahoga County Records;

Thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly  
line of Thacker Street;

Thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56  
feet to an angle therein;

Thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of  
beginning, be the same more or less, but subject to all legal highways.

Property Address: V/L Thacker Street, Berea, OH 44017

Exhibit "A"

Parcel 2:

And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows: Beginning in the southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide) said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records; thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of beginning; said principal place of beginning being also the Northwesterly corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1936 and recorded in Volume 8640, page 106 of Cuyahoga County Records; thence due East,

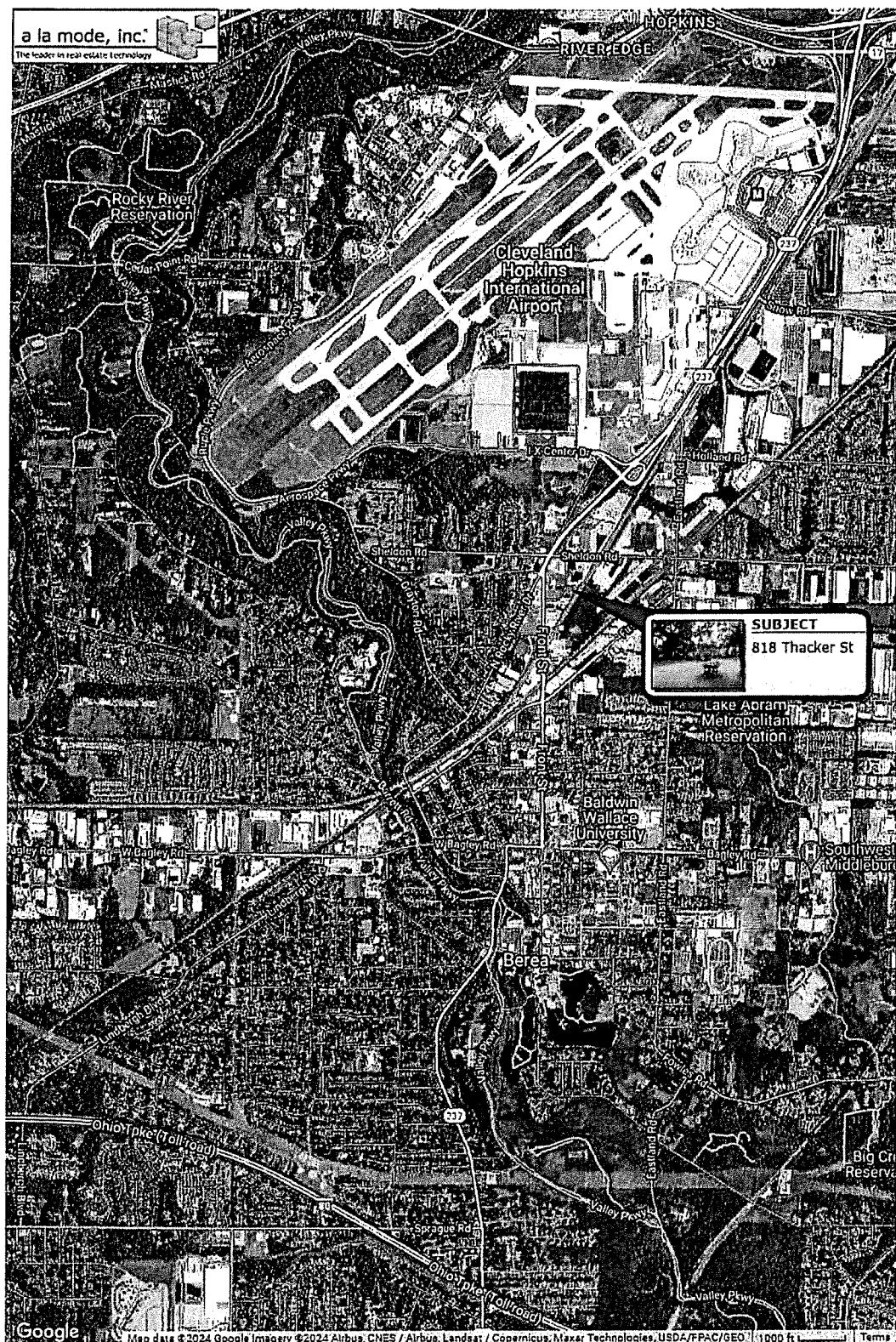
271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line of the right of way of the New York Central Railroad; thence due South, 16.93 feet to a point in said Northwesterly line of the right of way of the New York Central Railroad; thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G. Ondercin by deed dated March 31, 1958 and recorded in Volume 9072, Page 463 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed, 239.17 feet to the Southeasterly line of Thacker Street; thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56 feet to and angle therein, thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning.

Parcel No. 362-01-020

FROM:		INVOICE	
OHIO REAL PROS, LLC. JOHN J. LYNCH 2001 Crocker Rd # ST200 Westlake, OH 44145-6966		<b>INVOICE NUMBER</b> 6-10-24 <b>DATES</b> Invoice Date: 6/28/204 Due Date: <b>REFERENCE</b> Internal Order #: 6-10-24 Lender Case #: 6-10-24 Client File #: 6-10-24 FHA/VA Case #: Main File # on form: 6-10-24 Other File # on form: Federal Tax ID: 82-3885241 Employer ID: 82-3885241	
TO:			
CITY OF BEREALAND BANK REUTILIZATION PROGRAM 11 BEREAL COMMONS BEREAL, OH 44017  E-Mail: MMADZY@CITYOFBEREAL.ORG Telephone Number: 440-826-5803      Fax Number: Alternate Number:			
DESCRIPTION			
Lender: CITY OF BEREAL Purchaser/Borrower: CITY OF BEREALAND BANK REUTILIZATION PROGRAM Property Address: 11 BEREAL COMMONS City: BEREAL, OH 44017 County: CUYAHOGA Legal Description:			
CLIENT		AMOUNT	
FEES			
APPRaisal FEE PPN 362-01-019 & 020		1,800.00	
		SUBTOTAL	
		1,800.00	
PAYMENTS		AMOUNT	
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:			
		SUBTOTAL	
		0	
TOTAL DUE		\$ 1,800.00	

### Aerial Map

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM			
Property Address	818 Thacker St			
City	Berea	County	CUYAHOGA	State OH Zip Code 44017
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM			



## Subject Land Photo Page

Client	CITY OF BREA LAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St		
City	Berea	County	CUYAHOGA
Owner	CITY OF BREA LAND BANK REUTILIZATION PROGRAM		



### Subject Front

818 Thacker St  
Sales Price N/A  
Date of Sale N/A  
Location Industrial Street  
Site/View 72,745 SQ. FT  
ZONING Industrial  
LAND AREA SQ. FT. 1.67 ac  
USE Industrial  
PPN 362-01-020

SOUTHEASTERN LOOKING EAST FROM  
THACKER ST



### Subject

PPN 362-01-019  
PPN 362-01-020 TO LEFT  
PPN 362-01-019 TO RIGHT  
LOOKING EAST FROM  
THACKER ST



### STREET VIEW

NORTHEAST VIEW TO SHELDON ROAD

SUBJECT NEIGHBORHOOD	Borrower CITY OF BEREALAND BANK REUTILIZATIC		Census Tract 1341.00		Map Reference 17460		
	Property Address 818 Thacker St		County CUYAHOGA		File No. 6-10-24		
Legal Description See attached addenda.		State OH Zip Code 44017					
Sale Price \$ N/A Date of Sale N/A		Loan Term 0 yrs.		Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD			
Actual Real Estate Taxes \$ 0 (yr)		Loan charges to be paid by seller \$ 0		Other sales concessions \$ 0			
Lender/Client CITY OF BEREALAND		Address 11 BEREALAND COMMONS, BEREALAND, OH 44107					
Occupant CITY OF BEREALAND Appraiser OHIO REAL PROS, LLC, CO		Instructions to Appraiser APPRAISE TO DETERMINE MARKET VALUE					
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural				Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Built Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%				Employment Stability <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow				Convenience to Employment <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining				Convenience to Shopping <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply				Convenience to Schools <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.				Adequacy of Public Transportation <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Present 75 % One-Unit 5 % 2-4 Unit 5 % Apts. % Condo 10 % Commercial				Recreational Facilities <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Land Use 5 % Industrial % Vacant %				Adequacy of Utilities <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Change in Present <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)				Property Compatibility <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Land Use (*) From To				Protection from Detrimental Conditions <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant 5 % Vacant				Police and Fire Protection <input checked="" type="checkbox"/>		<input type="checkbox"/>	
One-Unit Price Range \$ 90,000 to \$ 400,000 Predominant Value \$ 218,500				General Appearance of Properties <input checked="" type="checkbox"/>		<input type="checkbox"/>	
One-Unit Age Range 2 yrs. to 120 yrs. Predominant Age 60 yrs.				Appeal to Market <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)				THESE 2 ADJACENT PARCELS ARE BETWEEN TO 2 INDUSTRIAL BUILDINGS AND CAN BE DEVELOPED INTO INDUSTRIAL USES. 2 lots with an effective frontage of 335 feet along Thacker			
Dimensions 335x217.				= 72,745 SQ. FT		<input type="checkbox"/> Corner Lot	
Zoning Classification General Industrial				Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not		Conform to Zoning Regulations	
Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) to be developed for industrial purposes							
Public Other (Describe)		OFF SITE IMPROVEMENTS		Topo FLAT			
Elec. <input checked="" type="checkbox"/>		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size 1.412 & .2669 ACRES TOTAL OF 1.6789 ACRES			
Gas <input checked="" type="checkbox"/>		Surface ASPHALT		Shape IRREGULAR RECTANGULAR			
Water <input checked="" type="checkbox"/>		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		View BUILDINGS			
San. Sewer <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter		Drainage AVERAGE			
<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights		Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)						SUBJECT HAS AN EFFECTIVE FRONTAGE OF 335 FEET ON THACKER ST. BETWEEN BOTH ADJACENT LAND PARCELS. LOCATED BETWEEN 2 INDUSTRIAL BUILDINGS.	
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.							
ITEM SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address 818 Thacker St Berea, OH 44017		7183 Pearl Rd Middlebog Hts, OH 44130		7400 Engle Rd Cleveland, OH 44130		Progress Pkwy North Royalton, OH 44133	
Proximity to Subject		2.85 miles SE		2.01 miles SE		6.37 miles SE	
Sales Price \$ N/A		\$ 75,000		\$ 175,000		\$ 150,000	
Price \$/Sq. Ft. \$		\$ 2.60		\$ 1.83		\$ 1.03	
Data Source(s) COUNTY		COUNTY		COUNTY		COUNTY	
ITEM DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION	
Date of Sale/Time Adj. N/A		9/17/22 DOM 174		3/29/23 DOM 137		1/14/21 DOM 154	
Location Suburban Industrl		Suburban		Suburban		Suburban	
Site/View 72,745 SQ. FT		30,492 SQ. FT		95,832 SQ. FT.		146,362 SQ. FT.	
ZONING General Industrial		commercial		Commercial		General Industrial	
LAND AREA SQ. FT. 1.67 ac		.70 ac		.70 ac		3.36 ac	
USE Industrial		VACANT LAND		VACANT LAND		VACANT LAND	
PPN 362-01-019 & 020		374-02-026, 083		374-02-007		431-18-018	
Sales or Financing 0		0		0		0	
Concessions 0		0		0		0	
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Indicated Value of Subject		\$ 75,000		\$ 175,000		\$ 150,000	
Comments on Market Data ALL THE COMPS ARE LOCATED ON WESTSIDE OF CUYAHOGA COUNTY AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND.							
Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.03-\$2.60 PER SQ. FT. WHEN ADJUSTED FOR TIME, AT 4% PER ANNUM THE RANGE IS FROM \$1.15-\$2.81 PER SQ. FT. OR FROM \$83,657 TO \$204,413. THE SUBJECT IS LOCATED ON THE WEST SIDE OF CUYAHOGA COUNTY AND IS CLOSE TO CLEVELAND HOPKINS AIRPORT.							
Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$1.65 PER SQ. FT. OR SAY \$120,000.							
I (WE) ESTIMATE THE MARKET VALUE AS DETERMINED BY THE SUBJECT PROPERTY AS OF 6-29-24 TO BE \$ 120,000							
Appraiser OHIO REAL PROS, LLC, CO./JOHN BUNCH							
Date of Signature and Report 07/21/2024							
Title CERTIFIED GENERAL APPRAISER							
State Certification # 382465 ST OH							
Or State License # ST							
Expiration Date of State Certification or License 09/25/2024							
Date of Inspection (if applicable) 6/29/24 <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date P.Y.							

**Supplemental Addendum**

File No. 6-10-24

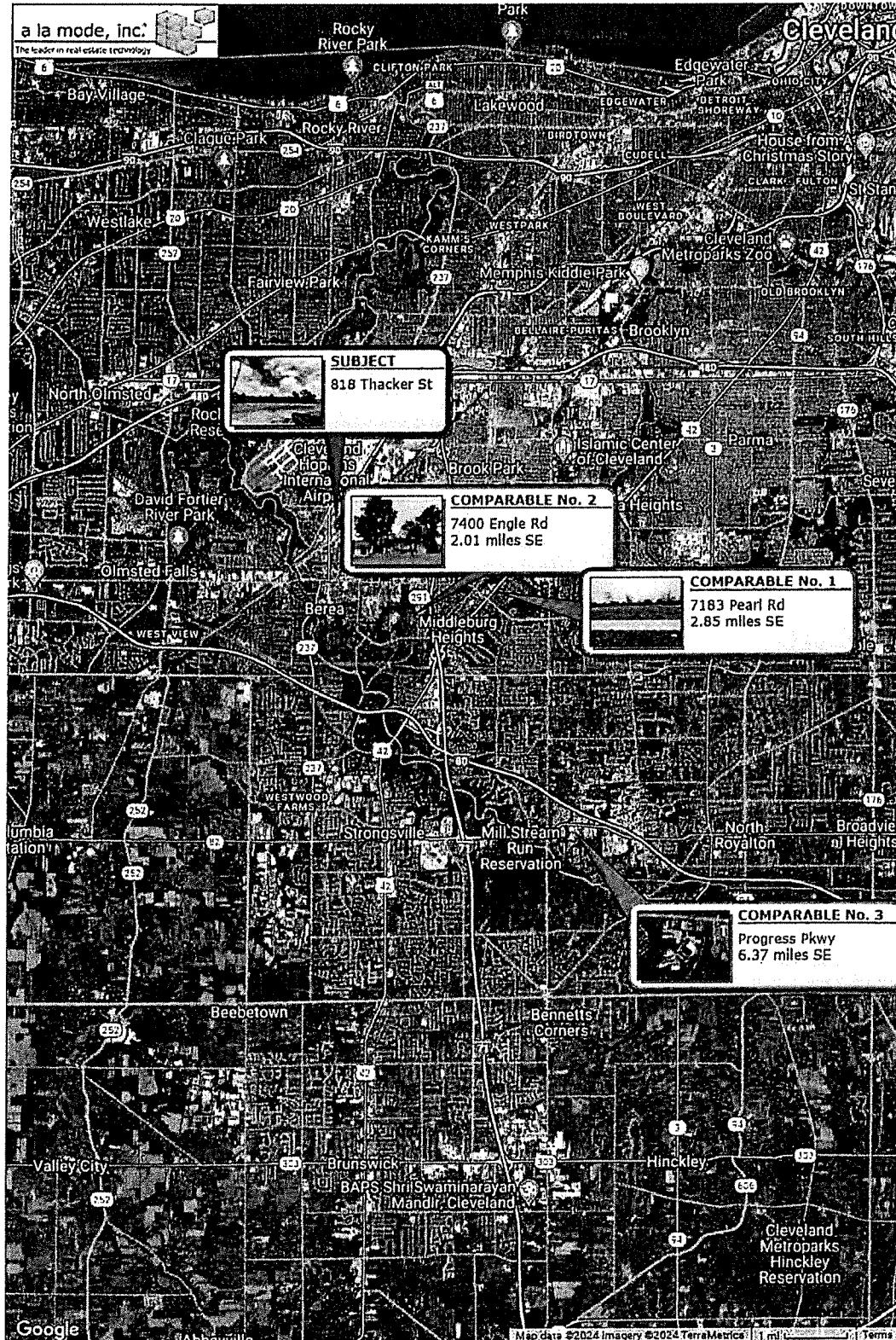
Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		

**• Order Form: Legal Description**

18 SEC 1034.15FT NP FRONT ST IN REAR/18 SP 984.15FT S CL SHELDON NE  
XT W OF NYC RR FRONT ST IN RE  
AR

## Comparable Sales Map

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St	County	CUYAHOGA
City	Berea	State	OH
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



## Comparable Photo Page

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St	County	CUYAHOGA
City	Berea	State	OH
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



### Comparable 1

7183 Pearl Rd  
Prox. to Subject 2.85 miles SE  
Sale Price 75,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Suburban  
View 30,492 SQ. FT.  
Site  
Quality  
Age



### Comparable 2

7400 Engle Rd  
Prox. to Subject 2.01 miles SE  
Sale Price 175,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Suburban  
View 95,832 SQ. FT.  
Site  
Quality  
Age



### Comparable 3

Progress Pkwy  
Prox. to Subject 6.37 miles SE  
Sale Price 150,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Suburban  
View 146,362 SQ. FT.  
Site  
Quality  
Age

**ENVIRONMENTAL ADDENDUM**  
**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

6-10-24

File # 6-10-24

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		

\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This Environmental Addendum is for use with any real estate appraisal. Only the statements which have been marked by the appraiser apply to the Subject property.

This addendum reports the results of the appraiser's routine viewing of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about any observed evidence of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert environmental inspector and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety or value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking water is supplied to the subject from a municipal water supply which is considered safe. However, the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate drinking water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The opinion of value is based on the assumption that there is an adequate supply of safe, lead-free drinking water.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SEWER SYSTEM**

- Sewage is removed from the property by a municipal sewer system.
- Sewage is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good good working condition is to have it inspected by a qualified inspector.
- The opinion of value is based on the assumption that the sewage is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of soil contaminants on or near the subject property (except as stated in Comments, below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The opinion of value is based on the assumption that the subject property is free of soil contaminants.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ASBESTOS**

- All or part of the improvements were constructed before 1979 when asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable asbestos was observed (except as stated in Comments, below).
- The opinion of value is based on the assumption that there is no uncontained friable asbestos or other hazardous asbestos material on the property.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PCBs (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as stated in Comments, below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The opinion of value is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**RADON**

- The appraiser is not aware of any radon tests made on the subject property within the past 12 months (except as stated in Comments, below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of radon or radium.
- The appraiser is not aware of any nearby properties (except as stated in Comments, below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The opinion of value is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**USTs (UNDERGROUND STORAGE TANKS)**

There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.

There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).

There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.

The opinion of value is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments: \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

There are no apparent hazardous waste sites on the subject property or nearby the subject property (except as stated in Comments, below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more hazardous waste sites on or in the area of the subject property.

The opinion of value is based on the assumption that there are no hazardous waste sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments: \_\_\_\_\_

**UREA-FORMALDEHYDE INSULATION (UFFI)**

All or part of the improvements were constructed before 1982 when urea foam insulation was a common building material. The only way to be certain that the property is free of urea formaldehyde is to have it inspected by a qualified urea formaldehyde inspector.

The improvements were constructed after 1982. No apparent urea formaldehyde materials were observed (except as stated in Comments, below).

The opinion of value is based on the assumption that there is no significant UFFI insulation or other urea formaldehyde material on the property.

Comments: \_\_\_\_\_

**LEAD BASED PAINT**

All or part of the improvements were constructed before 1978 when lead based paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as stated in Comments, below). The only way to be certain that the property is free of surface or subsurface lead based paint is to have it inspected by a qualified inspector.

The improvements were constructed after 1978. No apparent Lead Paint was observed (except as stated in Comments, below).

The opinion of value is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments: \_\_\_\_\_

**AIR POLLUTION**

There are no apparent signs of air pollution at the time of the appraiser's viewing of the subject property, nor were any reported (except as reported in Comments, below). The only way to be certain that the air is free of pollution is to have it tested.

The opinion of value is based on the assumption that the property is free of air pollution.

Comments: \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

The site does not contain any apparent wetlands/flood plains (except as stated in Comments, below). The only way to be certain that the site is free of wetlands/flood plains is to have it inspected by a qualified environmental professional.

The opinion of value is based on the assumption that there are no Wetlands/Flood Plains on the property (except as stated in Comments, below).

Comments: \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

There are no other apparent hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:

Excess noise \_\_\_\_\_

Radiation and/or electromagnetic radiation \_\_\_\_\_

Light pollution \_\_\_\_\_

Waste heat \_\_\_\_\_

Acid mine drainage \_\_\_\_\_

Agricultural pollution \_\_\_\_\_

Geological hazards \_\_\_\_\_

Nearby hazardous property \_\_\_\_\_

Infectious medical wastes \_\_\_\_\_

Pesticides \_\_\_\_\_

Other (chemical storage, drums, pipelines, etc.) \_\_\_\_\_

The opinion of value is based on the assumption that, except as reported above, there are no other environmental hazards that would negatively affect the value of the subject property.

When any of the environmental assumptions made in this addendum are not correct, the opinion of value in this appraisal may be affected.



# Cuyahoga County, Ohio - Property Summary Report

Parcel: 362-01-020



**Owner** CITY OF BEREALAND REUTILIZATION PROGRAM  
**Address** 818 THACKER ST  
BEREA, OH. 44017  
**Land Use** () E -  
**Description** 18 SP 984.15FT S CL SHELDON NEXT W OF NYC RR FRONT ST IN REAR  
**Neighborhood Code** 05102

SKETCH	MAP VIEW
<p>Building 0</p> <p>Sketchs not available for this parcel.</p> <p>Please contact us at <a href="mailto:EMcGoldrick@cuyahogacounty.us">EMcGoldrick@cuyahogacounty.us</a> or call (216) 443-4663 for a copy of the building card.</p>	<p>Map Image</p>

## BUILDING INFORMATION

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	285	272	1.41	61,527

### VALUATION

2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$0	\$84,700	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$84,700	\$0	\$0
Land Use		6411		EXEMPT CITY LANDBANK

### PERMITS

Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect Notes
2014	10 - Razing	\$	(\$458,200)	100%	No
					2014 NEW CONSTRUCTION - PERMIT#37707 - DEMO COMPLETE 1/2014 (-458,200) (BMK)

### IMPROVEMENTS

Type	Description	Size	Height	Depth	Value
------	-------------	------	--------	-------	-------

### SALES

Date	Buyer	Seller	Price
1/17/2023	CITY OF BEREALAND REUTILIZATION PROGRAM	BEREA, CITY OF	\$0
8/20/2012	BEREA, CITY OF	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	\$0
8/13/2012	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	Berea Casting Inc	\$0
1/17/1980	Berea Casting Inc	White Industries Inc	\$300,000
1/1/1975	White Industries Inc		\$0

### Taxes

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00

818 Thacker St, Berea, OH 44017-1659, Cuyahoga County

APN: 362-01-020 CLIP: 3106859920

Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
Bldg Sq Ft N/A	Lot Sq Ft 61,527	Yr Built N/A	Type COM-NEC	

**OWNER INFORMATION**

Owner Name	City Of Berea Land Reutilization P rogram	Tax Billing Zip+4	
Owner Name 2		Owner Vesting	
Tax Billing Address	11 Berea	Owner Occupied	No
Tax Billing City & State	Berea, OH	Do Not Mail Flag	
Tax Billing Zip	44017		

**COMMUNITY INSIGHTS**

Median Home Value	\$209,048	School District	BEREEA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	11	Q1 Home Price Forecast	\$219,624
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	10%

**LOCATION INFORMATION**

School District Name	Berea Csd	Traffic	
Subdivision	Middleburg	Waterfront Influence	
Zip Code	44017	Township	Berea
Carrier Route		Flood Zone Code	X
Census Tract	1341.00	Within 250 Feet of Multiple Flood Zone	No
Tract Number		Flood Zone Panel	39035C0163E
Zoning		Flood Zone Date	12/03/2010
Old Map	362-01	Building Number	
Map Page/Grid			

**TAX INFORMATION**

Formatted PID	362-01-020	Tax Area	080
Parcel ID	36201020	Tax Appraisal Area	080
Exemption(s)		Lot Number	18
% Improved		Block Number	
Legal Description	18 SP 984.15FT S CL SHELDON NE XT W OF NYC RR FRONT ST IN RE AR		

Annual Tax

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total			
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Market Value - Total			
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)

**CHARACTERISTICS**

Universal Land Use	Commercial (NEC)	Cooling Type
--------------------	------------------	--------------

County Land Use	County Land Bank	Heat Type	
Style		Fuel Type	
Lot Frontage	335.2	Porch	Gas
Lot Depth	271.5	Patio Type	
Lot Area	61,527	Garage Type	
Lot Acres	1.4125	Garage Capacity	
Lot Shape		Garage Sq Ft	
Building Sq Ft		Roof Type	
Above Gnd Sq Ft		Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type		Interior Wall	
Basement Sq Feet		Exterior	
Unfinished Basement Area		Floor Cover	
Bsmt Finish		Foundation	
Stories		Pool	
Condition		Pool Size	
Quality		Year Built	
Total Units		Effective Year Built	
Total Rooms		Topography	Flat/Level
Bedrooms		Other Impvs	
Total Baths		Other Rooms	
Full Baths		Electric Service Type	Type Unknown
Half Baths		Attic Type	
Bath Fixtures		No. of Porches	
Fireplaces		Porch 1 Area	
Condo Amenities		Porch Type	
Water	Public	Patio/Deck 1 Area	
Sewer	Public Service	Patio/Deck 2 Area	

#### FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type	Value
--------------	-------

Building Description	Building Size
----------------------	---------------

#### SELL SCORE

Rating	Value As Of	2024-05-25 04:41:38
Sell Score		

#### ESTIMATED VALUE

RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number	MLS Sale Price
MLS Status	Days on Market
MLS Listing Date	MLS Listing Agent
MLS Current List Price	MLS Listing Broker
MLS Orig. List Price	MLS Selling Agent
MLS Status Change Date	MLS Selling Broker
MLS Pending Date	MLS Area
MLS Sale Date	

MLS Listing #

MLS Status

MLS Listing Date

MLS Listing Price  
MLS Orig Listing Price  
MLS Listing Cancellation Date  
MLS Close Date  
MLS Listing Close Price

**LAST MARKET SALE & SALES HISTORY**

Recording Date	01/17/2023	08/20/2012	08/13/2012	01/17/1980
Settle Date	01/13/2023	08/15/2012	05/22/2012	01/17/1980
Sale Price				\$300,000
Nominal	Y	Y	Y	
Buyer Name	City Of Berea Land Reutiliza tion	City Of Berea	Cuyahoga Cnty Land Reutili zati	Berea Casting Inc
Seller Name	Cuyahoga Cnty Land Reutili zati	Cuyahoga Cnty Land Reutili zati	Fiscal Officer Of Cuyahoga County	White Industries Inc
Document Number	1170053	8200293	8130655	
Document Type	Correction Deed	Quit Claim Deed	Foreclosure Deed	Grant Deed

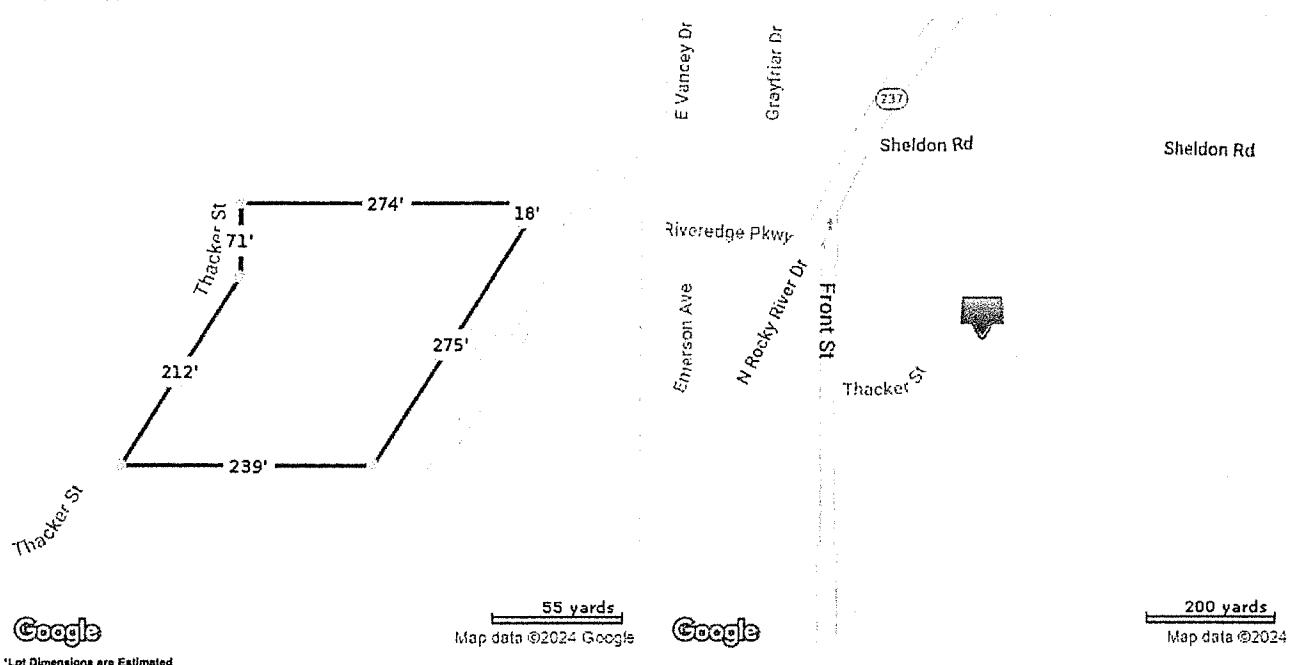
**MORTGAGE HISTORY**

Mortgage Date  
Mortgage Amount  
Borrower Name  
Borrower Name 2  
Mortgage Lender  
Mortgage Code  
Mortgage Int Rate  
Mortgage Int Rate Type  
Mortgage Term  
Mortgage Term Code  
Mortgage Type  
Title Company  
Mortgage Doc #

**FORECLOSURE HISTORY**

Document Type  
Default Date  
Foreclosure Filing Date  
Recording Date  
Document Number  
Book Number  
Page Number  
Default Amount  
Final Judgment Amount  
Original Doc Date  
Original Document Number  
Original Book Page  
Lien Type

PROPERTY MAP





## Cuyahoga County, Ohio - Property Summary Report

Parcel: 362-01-019



Owner: BEREALAND REUTILIZATION PROGRAM  
Address: THACKER ST  
BEREA, OH. 44017  
Land Use: () E -  
Description: 18 SEC 1034.15FT NP FRONT ST IN REAR  
Neighborhood Code: 05102

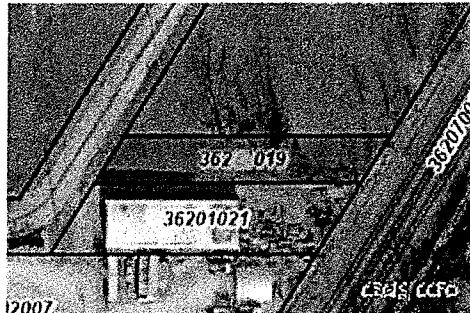
### SKETCH

Building 0

Sketches not available for this parcel.

Please contact us at [EMcGoldrick@cuyahogacounty.us](mailto:EMcGoldrick@cuyahogacounty.us)  
or call (216) 443-4663 for a copy of the building card.

### MAP VIEW



### BUILDING INFORMATION

#### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	0.27		11.621	

#### VALUATION

2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$0	\$16,000	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$16,000	\$0	\$0
Land Use		6411		EXEMPT CITY LANDBANK

#### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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#### IMPROVEMENTS

Type	Value	Description	Size	Height	Depth	Address
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### SALES

Date	Buyer	Seller	Price
7/23/2019	BEREALAND REUTILIZATION PROGRAM	Berea Casting Inc	\$0
1/17/1980	Berea Casting Inc	White Industries Inc	\$0
1/1/1975	White Industries Inc		\$0

#### Taxes

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00

Thacker St, Berea, OH 44017, Cuyahoga County

APN: 362-01-019 CLIP: 7293537675

Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
Bldg Sq Ft N/A	Lot Sq Ft 11,622	Yr Built N/A	Type COM-NEC	

**OWNER INFORMATION**

Owner Name	Berea Land Reutilization Program	Tax Billing Zip+4
Owner Name 2		Owner Vesting
Tax Billing Address	11 Berea	Owner Occupied
Tax Billing City & State	Berea, OH	Do Not Mail Flag
Tax Billing Zip	44017	

**COMMUNITY INSIGHTS**

Median Home Value	\$209,048	School District	BEREA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	11	Q1 Home Price Forecast	\$219,624
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	10%

**LOCATION INFORMATION**

School District Name	Berea Csd	Traffic	
Subdivision	Section 18	Waterfront Influence	
Zip Code	44017	Township	Berea
Carrier Route		Flood Zone Code	X
Census Tract	1341.00	Within 250 Feet of Multiple Flood Zone	No
Tract Number		Flood Zone Panel	39035C0163E
Zoning		Flood Zone Date	12/03/2010
Old Map	362-01	Building Number	
Map Page/Grid			

**TAX INFORMATION**

Formatted PID	<u>362-01-019</u>	Tax Area	080
Parcel ID	<u>36201019</u>	Tax Appraisal Area	080
Exemption(s)		Lot Number	18
% Improved		Block Number	
Legal Description	18 SEC 1034.15FT NP FRONT ST I N REAR		

Annual Tax

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total			
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Market Value - Total			
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
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**CHARACTERISTICS**

Universal Land Use	Commercial (NEC)	Cooling Type
County Land Use	County Land Bank	Heat Type

Style	Fuel Type
Lot Frontage	Porch
Lot Depth	Patio Type
Lot Area	Garage Type
Lot Acres	Garage Capacity
Lot Shape	Garage Sq Ft
Building Sq Ft	Roof Type
Above Gnd Sq Ft	Roof Material
Total Adj Bldg Area	Roof Frame
Building Width	Roof Shape
Building Depth	Construction
Basement Type	Interior Wall
Basement Sq Feet	Exterior
Unfinished Basement Area	Floor Cover
Bsmt Finish	Foundation
Stories	Pool
Condition	Pool Size
Quality	Year Built
Total Units	Effective Year Built
Total Rooms	Topography
Bedrooms	Other Impvs
Total Baths	Other Rooms
Full Baths	Electric Service Type
Half Baths	Attic Type
Bath Fixtures	No. of Porches
Fireplaces	Porch 1 Area
Condo Amenities	Porch Type
Water	Patio/Deck 1 Area
Sewer	Patio/Deck 2 Area

#### FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
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Feature Type	Value
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Building Description	Building Size
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#### SELL SCORE

Rating	Value As Of	2024-05-26 04:41:38
Sell Score		

#### ESTIMATED VALUE

RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number	MLS Sale Price
MLS Status	Days on Market
MLS Listing Date	MLS Listing Agent
MLS Current List Price	MLS Listing Broker
MLS Orig. List Price	MLS Selling Agent
MLS Status Change Date	MLS Selling Broker
MLS Pending Date	MLS Area
MLS Sale Date	

MLS Listing #	
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MLS Status	
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MLS Listing Date	
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MLS Listing Price	
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MLS Orig Listing Price  
MLS Listing Cancellation Date  
MLS Close Date  
MLS Listing Close Price

**LAST MARKET SALE & SALES HISTORY**

Recording Date	07/23/2019
Settle Date	06/28/2019
Sale Price	
Nominal	Y
Buyer Name	Berea Land Reutilization Progr
Seller Name	Sheriff/ Cuyahoga County
Document Number	7230607
Document Type	Sheriff's Deed

**MORTGAGE HISTORY**

Mortgage Date  
Mortgage Amount  
Borrower Name  
Borrower Name 2  
Mortgage Lender  
Mortgage Code  
Mortgage Int Rate  
Mortgage Int Rate Type  
Mortgage Term  
Mortgage Term Code  
Mortgage Type  
Title Company  
Mortgage Doc #

**FORECLOSURE HISTORY**

Document Type  
Default Date  
Foreclosure Filing Date  
Recording Date  
Document Number  
Book Number  
Page Number  
Default Amount  
Final Judgment Amount  
Original Doc Date  
Original Document Number  
Original Book Page  
Lien Type

PROPERTY MAP

