

CLEAVER MARK A/SHERWOOD DORIS M
9109 LAKE IN THE WOODS TRL
CHAGRIN FALLS, OH 44023

41-3N-28-1250-0143-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
VALUATION SUMMARY																	
VALUATION BY								STANDARD									
Tax Group: 4								Tax Dist:									
BUILDING MARKET VALUE								867,742									
TOTAL MARKET OB/XF VALUE								0									
TOTAL LAND VALUE - MARKET								110,000									
TOTAL MARKET VALUE								977,742									
SOH/AGL Deduction								0									
ASSESSED VALUE								977,742									
TOTAL EXEMPTION VALUE								0									
BASE TAXABLE VALUE								977,742									
TOTAL JUST VALUE								977,742									
NCON VALUE								0									
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE								956,889									
PERMIT NUM				DESCRIPTION				AMT				ISSUED					
240012343				C0								11/04/2024					
B230013972				SFR 2933 G 1398				600,396				10/30/2023					
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE							
2521/1484			12/15/2021		WD	Q	V	01		135,000							
GRANTOR: LIGHTHOUSE POINTE DEV																	
GRANTEE: CLEAVER MARK A & DO																	
1938/1054			9/19/2014		SW	U	I	37		2,599,000							
GRANTOR: VRE ENGLEWOOD LLC																	
GRANTEE: LIGHTHOUSE POINTE D																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2025;ORIG=17,27] N7 E19 S2 S6 E10 N4 E17 E12 S1 E19																	
S25 W12 S2 W25 S2 W9 N2 W12 N8 W12 W14 N17 E7 \$																	
FSP=[YR=2025;ORIG=36,44] W12 S17 E12 N9 N8 \$																	
FOP=[YR=2025;ORIG=36,52] E12 S2 E9 N2 E25 S9 W46 N9 \$																	
FOP=[YR=2025;ORIG=36,28] E10 N4 N2 W10 S6 \$																	
FGR=[YR=2025;ORIG=36,20] W19 W5 N26 E24 S26 \$																	
FOP=[YR=2025;ORIG=75,24] W12 N7 E6 S1 E6 S6 \$																	
FGR=[YR=2025;ORIG=69,18] E6 E18 N5 E2 N14 W2 N5 W3 N10 W17																	
S10 W4 S24 \$																	
FUS=[YR=2025;ORIG=100,29] E11 E19 N4 E4 S28 W12 N2 W9 S2 W13																	
N24 \$																	
STR=[YR=2025;ORIG=130,29] W19 N4 E19 S4 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
110,000																	
Common: 110,000																	
PRINTED 07/09/2026 BY SYS																	