

**Cross Property Agent Full**



Residential      MLS: **3686139** Active  
**4076 Broadview Rd, Richfield, OH 44286**  
 Area: **SUM27-Richfield**      Twp:  
 Subtype: **Single Family**      Subdiv:  
 Parcel ID #: **50-00774**      County: **Summit**

List Price: **\$289,900**  
 Sold Price:  
 List Date: **02/19/15**  
 List Date Rec: **02/21/15**  
 Pending Date:  
 Off Mkt Date:  
 Closing Date:  
 Contingent Dt:  
 Exp. Date: **06/30/15**  
 DOM/CDOM: **63/63**  
 \$/SqFt: **\$125.93**

Open House:  
 Supplements: **1**  
 Directions: **On Broadview Road, just north of Route 303**

Recent Change: 04/14/2015 : DOWN : \$299,900->\$289,900

Annual Taxes: <b>6325</b>	Homestead: <b>No</b>	Assessments: <b>No</b>	School Dist: <b>Revere LSD</b>
# Bedrooms: <b>4</b>	Approx Sqft/Source: <b>2302/Realist</b>	House Faces: <b>East</b>	Disability Feat: <b>No</b>
# Baths: <b>3 (2 1)</b>	Tot Liv Area/Source: <b>2302/Realist</b>	Exterior: <b>Brick,Wood</b>	Warranty: <b>No</b>
# Rooms: <b>10</b>	Lot Size (acres): <b>1.1725</b>	Roof: <b>Shake</b>	Fixer Upper: <b>No</b>
# Fireplaces: <b>2</b>	Lot Size Source:	Year Built: <b>1860</b>	Public Trans: <b>No</b>
# Stories: <b>1.5</b>	Lot Front/Depth: <b>226x235</b>	Construction: <b>Actual YBT</b>	Avail for Auction: <b>No</b>
Full Bath level/#: lower:0	main:1		Auction Date:
1/2 Bath level/#: lower:0	main:1		
Style: <b>Bungalow</b>		Dwelling Type: <b>Attached</b>	
Basement: <b>Yes/Partial,Unfinished,Walk-Out</b>		Fence: <b>Wood</b>	
Heating Type/Fuel: <b>Forced Air / Gas</b>		Nat Resource Rights:	
Cooling Type: <b>Central Air</b>		Water/Sewer: <b>Public Sewer,Well</b>	
Garage # Cars: <b>0</b>	Driveway: <b>Unpaved</b>	Garage Feat: <b>Parking Lot,RV/Boat Pad</b>	
Exterior Features: <b>Other,Patio,Porch,Storage Shed/Out Bid</b>			
Lot Description: <b>Wooded/Treed</b>			
View Description: <b>Park,Wooded</b>			
Appliances/Equip:			
Amenities:			
Remarks: <b>An amazing walk through history in this elegant century home. Beautifully updated and meticulous with huge rooms and spacious first floor master suite. Attached greenhouse and detached outbuilding with gas and electric. Local historians have indicated this home may have been built by George Washington's carriage driver. Th original deed was signed by Jonathan Hale of Hale Farm. The home abuts a 70-acre park with ball fields, soccer field, and fishing lake. ALSO INCLUDED ON THE SAME PARCEL is a commercial building that can be quite the money maker. When fully rented it generates an income of over \$2K per month. This is a unique property that must be seen to appreciate.</b>			

Office Information: <b>9217/Burns Realty Group, LLC</b>	(440) 360-3368	F:(440) 237-0951	<a href="http://www.victoriaburns.com">http://www.victoriaburns.com</a>
List Agent: <b>2006002996/Victoria J. Burns</b>	(440) 360-3368		<a href="mailto:vjburns@cox.net">vjburns@cox.net</a>
Co-Lister:			
Showing Instruct: <b>Call Agent</b>	<b>440-360-3368</b>		List Type: <b>Exclusive Right</b>
Showing Info: <b>Call Agent Vicki 440-360-3368</b>	Internet Listing: <b>Yes</b>		Limited Service: <b>No</b>
Buy Broker Comp: <b>3/2</b>	Occupied: <b>Tenant</b>		Possession: <b>Other</b>
Other Comp: <b>None</b>	Ownership: <b>Principal/NR</b>	Show Add Pub: <b>Yes</b>	Short Sale: <b>No</b>
Available Finance:	Comp Explain:	Show Add Client: <b>Yes</b>	
Broker Remarks: <b>Showing notice necessary as occupants of home can sometimes be slow to respond. Don't let the exterior of the home fool you. Interior is lovely, well-kept and spotless.</b>			

Comparable Information: <b>1</b>	Orig List Price: <b>\$299,900</b>	Financed:
Sell Agent:	List Price: <b>\$289,900</b>	Sale Date:
Co-Seller:	Sold Price:	Closed By:
		Seller Giveback:

Prepared By: Victoria J. Burns

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 04/23/2015

**4076 Broadview Rd, Richfield, OH 44286-9605, Summit County**

**Multiple Building Property Summary**

**Owner Information**

Owner Name:	Mcgonigal Wendy M	Tax Billing Zip:	32615
Owner Name 2:	Mcgonigal Richard M	Tax Billing Zip+4:	9304
Tax Billing Address:	534 Turkey Crk	Owner Occupied:	No
Tax Billing City & State:	Alachua, FL		

**Location Information**

School District Name:	Revere Lsd	Tract Number:	1
Zip Code:	44286	Old Map:	00017
Carrier Route:	RD06	Map Page/Grid:	9-C2
Census Tract:	5325.01	Township:	Richfield Vig Revere Lsd

**Tax Information**

Tax ID:	50-00774	Tax Appraisal Area:	50
% Improved:	85%	Lot Number:	23
Tax Area:	50		
Legal Description:	TR 1 LOT 23 W OF RD 1.150A		

**Assessment & Tax**

Assessment Year	2013	2012	2011
Assessed Value - Total	\$105,277	\$105,277	\$105,277
Assessed Value - Land	\$15,561	\$15,561	\$15,561
Assessed Value - Improved	\$89,716	\$89,716	\$89,716
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$300,790	\$300,790	\$300,790
Market Value - Land	\$44,460	\$44,460	\$44,460
Market Value - Improved	\$256,330	\$256,330	\$256,330

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$6,335		
2012	\$6,339	\$4	0.06%
2013	\$6,325	-\$14	-0.22%

**Characteristics**

Universal Land Use:	SFR	Full Baths:	Tax: 3 MLS: 2
Style:	Bungalow	Half Baths:	1
Lot Frontage:	226	Bath Fixtures:	15
Lot Depth:	226	Fireplaces:	2
Lot Area:	51,076	Cooling Type:	Central
Lot Acres:	1.1725	Heat Type:	Central
Building Sq Ft:	Tax: 5,598 MLS: 2,302	Fuel Type:	Gas
Gross Area:	MLS: 2,302	Porch:	Open Frame Porch
Basement Type:	Partial	Exterior:	Frame
Basement Sq Feet:	512	Year Built:	1860
Unfinished Basement Area:	512	Other Rooms:	Family Room
Stories:	1.5	Attic Type:	None
Condition:	Good	No. of Porches:	1
Total Rooms:	12	Porch 1 Area:	116
Bedrooms:	Tax: 5 MLS: 4	Porch Type:	Open Frame Porch
Total Baths:	Tax: 4 MLS: 3		

**Features**

Feature Type	Unit	Size/Qty	Year Built
Greenhouse-Wd Frame/Glass Wall	S	96	1996

Building Description	Building Size
Frame	330
Opn Frame Porch	116
Frame	68
Unfinished Basement	512
Frame	512
Frame	432

**Estimated Value**

RealAVM™ (1): **\$282,468**  
 RealAVM™ Range: **\$251,397 - \$313,539**  
 Value As Of: **04/10/2015**

Confidence Score (2): **82**  
 Forecast Standard Deviation (3): **11**

(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 60 - 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: **3686139**      MLS Status Change Date: **02/21/2015**  
 MLS Status: **Active**      Days on Market: **64**  
 MLS Listing Date: **02/19/2015**      MLS Listing Agent: **2006002996-Victoria J. Burns**  
 MLS Current List Price: **\$289,900**      MLS Listing Broker: **BURNS REALTY GROUP, LLC.**  
 MLS Orig. List Price: **\$299,900**      MLS Area: **RICHFIELD**

MLS Listing #	3659980	3105319	3094257	1363737	1360368
MLS Status	Expired	Withdrawn	Withdrawn	Expired	Expired
MLS Listing Date	10/10/2014	02/12/2010	01/06/2010	07/29/2005	07/08/2005
MLS Listing Price	\$299,900	\$29,900	\$47,500	\$349,900	\$349,900
MLS Orig Listing Price	\$299,900	\$47,500	\$47,500	\$395,000	\$395,000
MLS Listing Cancellation Date	12/31/2014	08/10/2010	02/12/2010	01/08/2006	01/08/2006

**Last Market Sale & Sales History**

Recording Date	04/28/2006	09/14/1990
Settle Date	04/14/2006	
Sale Price	\$240,000	\$197,250
Buyer Name	Mcgonigal Richard M & Wendy M	Smith Allen B & Jo A
Seller Name	Smith Family Living Trust	Klagge Charles
Document Number	55316203	
Document Type	Warranty Deed	Deed (Reg)

**Mortgage History**

Mortgage Date	02/06/2007	04/28/2006	09/14/1990
Mortgage Amount	\$95,000	\$192,000	\$138,750
Mortgage Lender	National Cty Bk	National Cty Mtg	
Mortgage Code	Conventional	Conventional	Private Party Lender
Borrower Name	Mcgonigal Richard M	Mcgonigal Richard M	Smith Allen B
Borrower Name 2	Mcgonigal Wendy M	Mcgonigal Wendy M	Smith Jo A

**Building 1 of 2**

**Characteristics**

Universal Land Use:	<b>SFR</b>	Half Baths:	<b>1</b>
Style:	<b>Bungalow</b>	Bath Fixtures:	<b>10</b>
Lot Frontage:	<b>226</b>	Fireplaces:	<b>2</b>
Lot Depth:	<b>226</b>	Cooling Type:	<b>Central</b>
Lot Area:	<b>51,076</b>	Heat Type:	<b>Central</b>
Lot Acres:	<b>1.1725</b>	Fuel Type:	<b>Gas</b>
Building Sq Ft:	<b>2,302</b>	Porch:	<b>Open Frame Porch</b>
Basement Type:	<b>Partial</b>	Exterior:	<b>Frame</b>
Basement Sq Feet:	<b>512</b>	Year Built:	<b>1860</b>
Unfinished Basement Area:	<b>512</b>	Other Rooms:	<b>Family Room</b>
Stories:	<b>1.5</b>	Attic Type:	<b>None</b>
Condition:	<b>Good</b>	No. of Porches:	<b>1</b>
Total Rooms:	<b>8</b>	Porch 1 Area:	<b>116</b>
Bedrooms:	<b>3</b>	Porch Type:	<b>Open Frame Porch</b>
Full Baths:	<b>2</b>		

**Features**

Feature Type	Unit	Size/Qty	Year Built
Greenhouse-Wd Frame/Glass Wall	S	96	1996
Building Description		Building Size	
Frame		330	
Opn Frame Porch		116	
Frame		68	

Unfinished Basement	512
Frame	512
Frame	432

**Building 2 of 2**

**Characteristics**

Universal Land Use:	<b>SFR</b>	Bedrooms:	<b>2</b>
Style:	<b>Unknown</b>	Full Baths:	<b>1</b>
Lot Frontage:	<b>226</b>	Bath Fixtures:	<b>5</b>
Lot Depth:	<b>226</b>	Cooling Type:	<b>Central</b>
Lot Area:	<b>51,076</b>	Heat Type:	<b>Central</b>
Lot Acres:	<b>1.1725</b>	Fuel Type:	<b>Gas</b>
Building Sq Ft:	<b>3,296</b>	Exterior:	<b>Aluminum/Vinyl</b>
Stories:	<b>2</b>	Year Built:	<b>1930</b>
Condition:	<b>Fair</b>	Attic Type:	<b>None</b>
Total Rooms:	<b>4</b>		

**Features**

Building Description	Building Size
Frame	400
Frame	1,616

Courtesy of Victoria Burns, NORTHEASTERN OHIO REAL ESTATE EXCHANGE  
 The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**