

Data Systems Workshop

Housing and Community Development Network

Summer Institute



Michael Schramm, Director of IT and Research
Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue – Suite 160
Cleveland, Ohio 44113
(216) 698-8777

schramm@cuyahogalandbank.org
<http://www.cuyahogalandbank.org>



Michael Schramm, Research Associate
Center on Urban Poverty and Community Development
Mandel School of Applied Social Science
Case Western Reserve University
(216) 368-0206

schramm@case.edu
<http://povertycenter.case.edu>
<http://neocando.case.edu>



Today's Topics

- ☐ Introduce NEO CANDO/Center on Urban Poverty and Community Development
- ☐ Introduce Cuyahoga County Land Reutilization Corp (CCLRC)
- ☐ Types of property data systems
- ☐ Basics of property information
- ☐ Designers and maintainers of these systems
- ☐ NEO CANDO
- ☐ CCLRC data systems
- ☐ Other data
- ☐ Questions/Discussion



NEO CANDO/Center on Urban Poverty and Community Development

- ❑ Managed by the Center on Urban Poverty and Community Development at Case Western Reserve University
- ❑ Partnered with and supported by many community partners including the CCLRC
- ❑ Chose to not just write reports, but to put information in the hands of people who could act (*Democratizing Information/data driven decisions*).
- ❑ Launched 1st version of CANDO in 1992. Established a foundation and expertise for linking data from different sources.
- ❑ 2005 NEO CANDO evolution, has mapping, more flexibility and parcel data
- ❑ NST web application – online Fall 2010
- ❑ Founding partner in the National Neighborhood Indicators Partnership at the Urban Institute (NNIP) [35 cities with NEO CANDO like qualities]



Cuyahoga County Land Reutilization Corporation (CCLRC)

- ☐ To facilitate the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property
- ☐ To efficiently hold and manage that real property pending its reclamation, rehabilitation and reutilization
- ☐ To assist governmental entities and other non-profit or for-profit entities in the assembly of that real property and the clearing of title in a coordinated manner
- ☐ To promote economic and housing development of the county or region



Mission

The Mission of the Cuyahoga County Land Reutilization Corporation is to strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents.



CCLRC

What is the Cuyahoga County Land Reutilization Corporation (“CCLRC”)?

- ☐ Non-Profit “Government Purposed” Corporation Under Section 115
- ☐ Quasi Governmental Corporation

Incorporated by the County Treasurer

Stand-Alone Independent Corporation

Governmental Powers (Land Banking)

Private Enterprise Transactional Capabilities

Transactional Powers

buy, sell, lend, borrow, issue bonds, etc.



What Does the CCLRC do?

BANK REO's

DEED IN LIEU

HUD

GSE's

TAX FORECLOSED

PROPERTY TRIAGE

**RESPONSIBLE
FOR MOTHBALL
REHABILITATION**

**RESALE TO
RESPONSIBLE
QUALIFIED
BUYER/REHABBER**

PROGRAMS:

- SIDE YARD
- INFILL HOUSING
- GREEN SPACE
- URBAN GARDENS

**HOLD FOR
STRATEGIC
ASSEMBLY &
ECONOMIC
DEVELOPMENT**

DEMOLISH

DATA AND DATA MANAGEMENT AT
THE PARCEL LEVEL IS ESSENTIAL
TO EVERYTHING THE CCLRC DOES



Types of Property Information Systems

- ❑ Systems that allow municipalities/quasi-governmental agencies/counties to do their business at the property level
- ❑ Systems that allow CDCs/nonprofits to track their projects and do project management
- ❑ Systems that integrate existing public data (NEO CANDO/NNIP model)



Basics of Property Information

- ❑ Data tied to a unique property that has distinct ownership
 - Address (multiple addresses per parcel [multi family])
 - Parcel/PIN (multiple parcels per address [large building])
 - Lot/block
 - Owner names should be standardized (Deutsche Bank is spelled at least 100 different ways in Cuyahoga County Auditor data)
- ❑ Maintained by:
 - Municipality (code enforcement, use, zoning, occupancy)
 - County (taxes, deeds and real estate, mortgages, foreclosure notices/sales) [some places municipality also handles county functions]



Property Information System Developers

	PRO	CON
Access/Excel/ArcGIS	Inexpensive, quick implementation, ubiquitous	Multiple copies of same info, simultaneous editing issues, lack of validation
Off the shelf/out of box (a lot of niche code enforcement products)	Can be implemented quickly	Usually for one purpose, hard/expensive to customize
Custom application development internally	Customized to specific needs of department/organization, small changes are quick and easy	Need IT staff, competes with other projects, could take time to develop
Small local software developers	Customized to specific needs of department/organization	Need to involve developer every time a change is needed, could take time to develop
Enterprise solution	All data for organization is tracked in one place (code enforcement/garbage collection, utility billing, etc)	Very expensive, multiyear implementation, different departments competing
Nonprofits, colleges and universities	Good at developing systems that integrate property data across sources that provide powerful analysis operations	May not be in mission to build systems for government operation



State of Parcel Based Data in Cleveland and Cuyahoga County, OH

❑ City and county are really good at putting basic property information online at the parcel level

- ❑ you can look up one parcel, owner or street at a time.
- ❑ you also have to visit multiple sites (auditor, recorder, CCLRC, court, sheriff, city dept of BandH [Building and Housing], etc)
- ❑ New parcel data sources (foreclosure filings are related to a property, but prior to 2005, the subject property was never referenced in the electronic court docket)

❑ City and county are really good at putting basic web GIS products that attempt to cut across silos

However there is a line dividing data for transparency purposes and data for community analysis purposes



System that Integrates Existing Public Data – NEO CANDO

- ☐ Identify properties that meet specific criteria in a geography (tax delinquent and condemned in a particular CDC target areas)
- ☐ Property “research” [lower case “r”] (trend analysis)
Number of condemnations, demolitions, interventions, etc aggregated to target area/neighborhood/county/municipal level
- ☐ Property “Research” [capital “R”] (using data to create more data)
“Pathways to Foreclosure report” – Research report combining foreclosure filings, foreclosure deeds, HMDA, mortgage recordings, vacancy data, etc allowed us to then identify those at risk for foreclosure, which then lead to outreach by foreclosure counselors.

Most of these data exist in public websites, but none of this is possible without data intermediary

Cuyahoga County Foreclosure Filings: 2006 - 2010

All Foreclosure Filings (mortgage, tax and BOR combined)							
	2006	2007	2008	2009	2009 Change from 2007	2010	2010 Change from 2007
East Side of Cleveland	5,486	5,716	4,835	4,691	-18%	3,952	-31%
West Side of Cleveland	1,998	2,106	2,279	2,315	10%	1,970	-6%
East Inner Suburb	3,276	3,507	3,714	3,432	-2%	3,609	3%
West Inner Suburb	879	1,103	1,246	1,418	29%	1,328	20%
Outer Suburb	1,773	1,946	2,386	2,566	32%	2,641	36%
Unknown Geography	449	604	349	375	-38%	279	-54%
Cleveland	7,484	7,822	7,114	7,006	-10%	5,922	-24%
Cuyahoga County	13,861	14,982	14,809	14,797	-1%	13,779	-8%

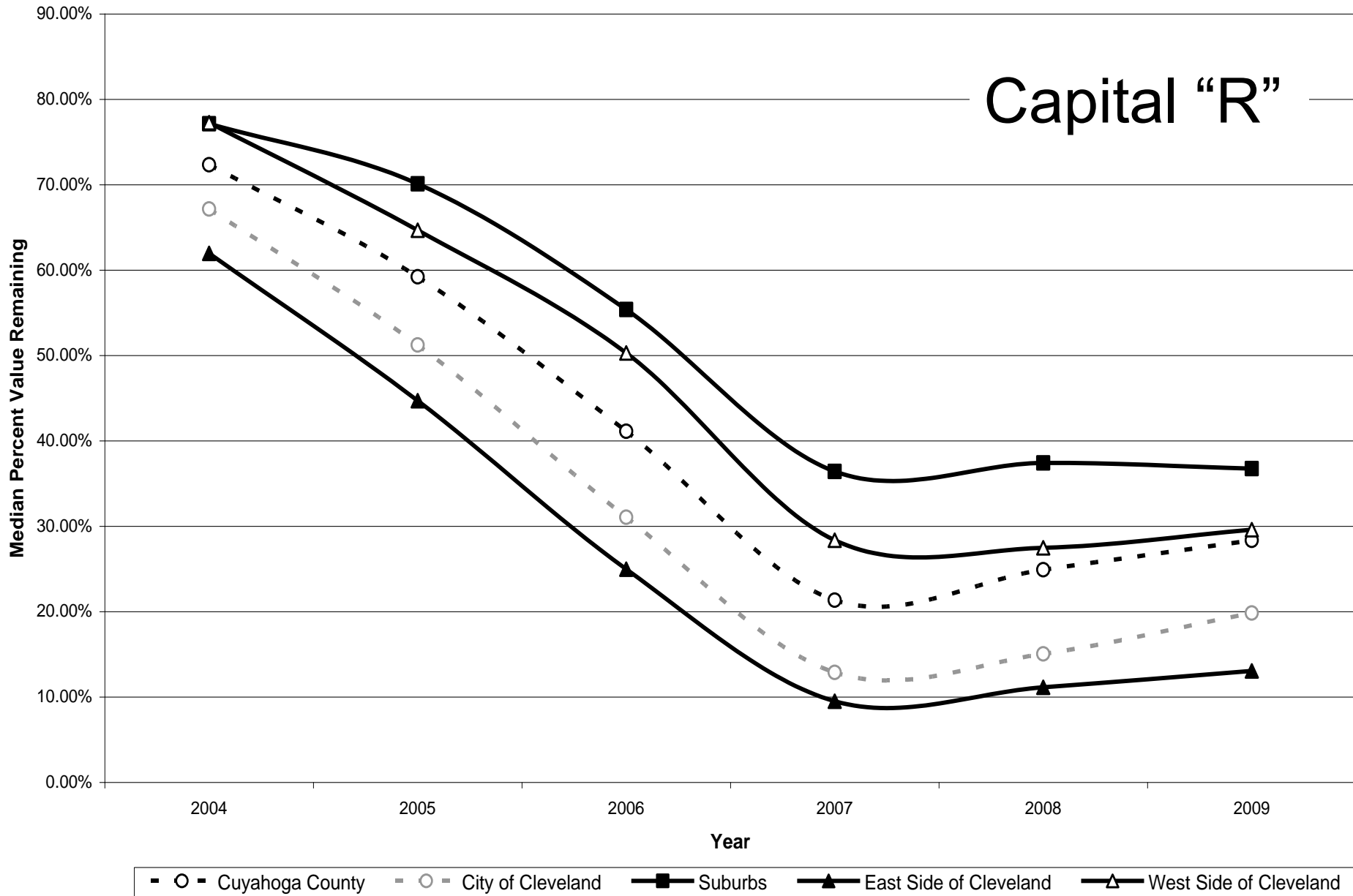
Mortgage Foreclosure Filings							
	2006	2007	2008	2009	2009 Change from 2007	2010	2010 Change from 2007
East Side of Cleveland	4,345	4,354	3,362	2,407	-45%	2,174	-50%
West Side of Cleveland	1,710	1,869	1,950	1,887	1%	1,718	-8%
East Inner Suburb	2,937	3,201	3,314	2,982	-7%	3,144	-2%
West Inner Suburb	828	1,046	1,131	1,322	26%	1,232	18%
Outer Suburb	1,587	1,812	2,099	2,374	31%	2,458	36%
Unknown Geography	324	352	248	278	-21%	198	-44%
Cleveland	6,055	6,223	5,312	4,294	-31%	3,892	-37%
Cuyahoga County	11,731	12,634	12,104	11,250	-11%	10,924	-14%

BOR and Tax Foreclosure Filings							
	2006	2007	2008	2009	2009 Change from 2007	2010	2010 Change from 2007
East Side of Cleveland	879	1,150	1,232	1,781	55%	1,663	45%
West Side of Cleveland	214	119	238	244	105%	224	88%
East Inner Suburb	144	165	277	221	34%	294	78%
West Inner Suburb	20	17	57	40	135%	37	118%
Outer Suburb	88	74	159	78	5%	95	28%
Unknown Geography	37	192	71	77	-60%	58	-70%
Cleveland	1,093	1,269	1,470	2,025	60%	1,887	49%
Cuyahoga County	1,382	1,717	2,034	2,441	42%	2,371	38%

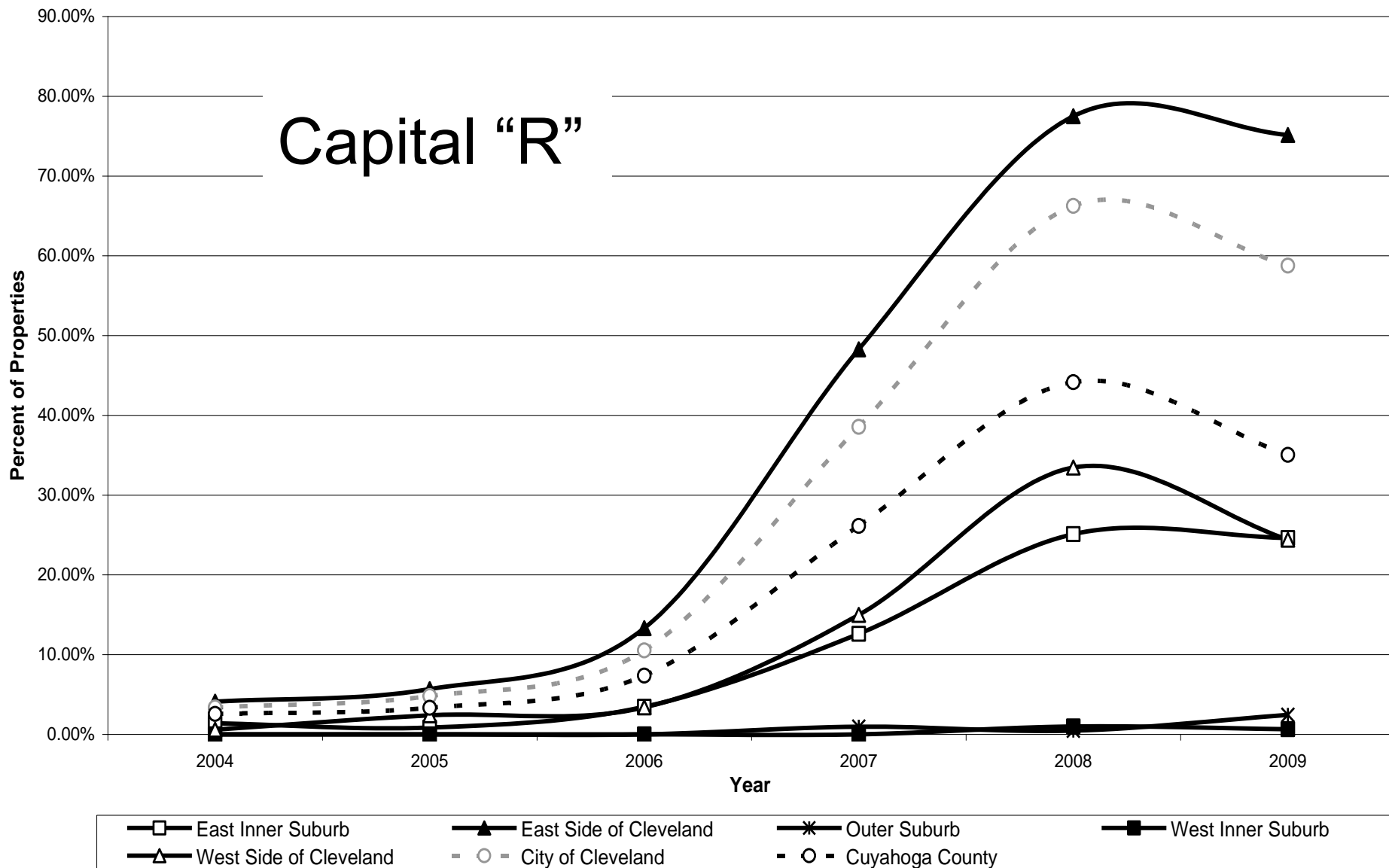
Lower
case "r"

Median Percent of Value Remaining After Sheriff's Sale, by Year of Sheriff's Sale

Capital "R"



Percentage of all REO properties sold at extremely distressed prices of \$10,000 or less, Cuyahoga County, 2004-2009





NEO CANDU – Data Access

- ☐ Social and Economic data (pre aggregated for trend analysis)
Property data combined with Census, Crime, Public Assistance, etc
All data publically accessible

- ☐ Property Data section (individual property data available across silos)
Sales, foreclosure, sheriff, characteristics, taxes, market values
Most data publically accessible (data on sensitive issues are limited to CDCs/nonprofits/government) [foreclosure filing/sheriff sales]

- ☐ NST database (Neighborhood Stabilization Team) – Specific purposed parcel based application that merges together the last record from every source, allows users to enter their own data
Accessible to only trained partners (one example CDC code enforcement partnership)



Cleveland's code enforcement partnership (non-profit/cdc data systems)

CDCs are eyes and ears on the ground for City Dept of BandH

- ☐ Funded by block grant dollars
- ☐ CDCs systematically inspect parts of their ward on a 3 year schedule (Concentrated inspection area - CIA)
- ☐ CDC first tries to get volunteer compliance on routine items (gutters, junk cars, peeling paint) through letter/outreach [good cop]
 - ☐ Routine complaints that come to City Dept of BandH complaint center are assigned to CDC through email
- ☐ Non compliance leads to inspection from Dept of BandH [bad cop]
- ☐ Gives more time for Dept of BandH to deal with condemnations and serious issues
- ☐ Built in feedback loop (CDCs can refer complaint to Dept of BandH and they can now see violation info in NST)



NEO CANDU - NST

- ☐ Every parcel is assigned to multiple geographies (cdc service area, target area, nsp2, neighborhood, ward, etc)
- ☐ City code enforcement data is merged (permits, violations, demolitions, complaints, demolition contracts)
- ☐ Data is in the context of other County information (foreclosure, sheriff sale, deeds, mortgages, tax delinquency, CCLRC)
- ☐ Most data area updated weekly
- ☐ CDCs can enter information into web database on inspection, follow up, etc
 - ☐ Standardized reporting back to Dept BandH



NST - Interface

[NST Home] [LOG OUT] User: **jdf@neighborhoodprogress.org**

CASE.EDU: HOME | DIRECTORIES | SEARCH



CASE WESTERN RESERVE UNIVERSITY
MANDEL SCHOOL OF APPLIED SOCIAL SCIENCES
CENTER ON URBAN POVERTY AND COMMUNITY DEVELOPMENT

NST Web Application

[NEO CANDO Home](#) | [Property Data](#) | [Social and Economic Data](#) | [Quick Profiles](#) | [Poverty Center Home](#)

[NST User Guide](#) | [NST Data Dictionary](#) | [NST Bug List](#)

Browsing parcels in the Detroit-Shoreway / West Tech NSP2 group.

Columns:	show all	hide all	General Info	Model Block Reporting	Condition and Occupancy	Code Enforcement
Encumbrances	At-risk Factors	Foreclosure Case Info	Sheriff Auction and REO Info	Property Characteristics	Values and Taxes	
Tax Mailing Address	Custom Fields	Geographies	Foreclosure Outreach			
Data Operations:	Filter by parcels	Bulk update	Download	Search	Map	Reset
Filters:	x Asset Designation	Remove all				
Sorters:	Remove all					
1 to 10 of 48 records. < previous page next page > Records per page: 10 show filters						

			General Info																	Custom Fields						
Parcel	House Number	Street Name	Destabilization Indicator	Asset Designation	Additional Asset Notes	Delinquent Tax Balance	For Sale?	For Sale Notes	Owner	Date Acquired	Last Sale Amount	Deed Type	Owner Info Source	General Notes	County Land Bank Owned	Initial REO Clearinghouse Offering Date	Acquisition Interest	OpHo and CHN LP	NST Follow-up	Custom Field 1	Custom Field 2	Custom Field 3	Asset Flag	ESOP Data	Ward	Trail
005-31-025	8707	MADISON AVE		Community Garden		\$0			CLEVELAND CITY OF LB95	08/30/1995	\$0	SHF	aud			-							1		16	101
002-05-048	1372	W 74TH ST		DSCDO Asset		\$0			CLEVELAND, CITY OF L/B 2009	12/21/2009	\$6,000	Quit	au2			-				OpHo Demolition			1		15	101
002-05-083	7417	HERMAN AVE		DSCDO Asset		\$0			ACOSTA, HERIBERTO	05/22/2006	\$0	Quit	au2			-							1		15	101
002-05-102	7406	RUTLEDGE AVE		DSCDO Asset		\$0			COAKLEY, WILLIAM D., JR. & SUSAN E.	11/27/2007	\$55,000	Survi	au2			-							1		15	101



Slavic Village

Prepared by: Center on Urban Poverty and Community Development,
Mandel School of Applied Social Sciences,
Case Western Reserve University
Sept 28, 2010



Data Systems for Governments – (code enforcement)

- ☐ Everything tied to a parcel number
- ☐ Track status
- ☐ Reports
- ☐ Photos
- ☐ Assignments
- ☐ Scheduling and ticklers
- ☐ Auto-document creation
- ☐ Web based (work out in field/transparency)
- ☐ Easily exportable (transparency/analysis)



CCLRC – Property Profile System

❑ Internal data system at CCLRC

Tied to NEO CANDOR

Tied to CCLRC financial system (we need to know dollars spent on each property)

As internal status change, status changes on public website

Property assessments data entry done in field via droid

Assign tasks to employees and contractors through system

Demo and asbestos abatement contractors can enter scheduling information

Property Profile Entry Screen

CCLRC Parcel Search - Windows Internet Explorer

http://www.cuyahogalandbank.org/manage/home.php

File Edit View Favorites Tools Help

★ Favorites ★ Free Hotmail Web Slice Gallery

CCLRC Parcel Search

CUYAHOGA LAND BANK

Property Profile System

SIGN OFF

CHANGE PASSWORD

Enter one or more Permanent Parcel Numbers to find. Place one on each line separated by a return.

Enter up to 50 PPNs

☒ Property Profile ☐ BOR

SEARCH

[Basic Report](#)

[Demolition Report](#)

[Renovation Report](#)

[Assessment Report](#)

[Asbestos Survey Needed Report](#)

[Field Service Needed Report](#)

[Field Service Report](#)

[Compliance Report](#)

[Display For Sale Showing Requests](#)

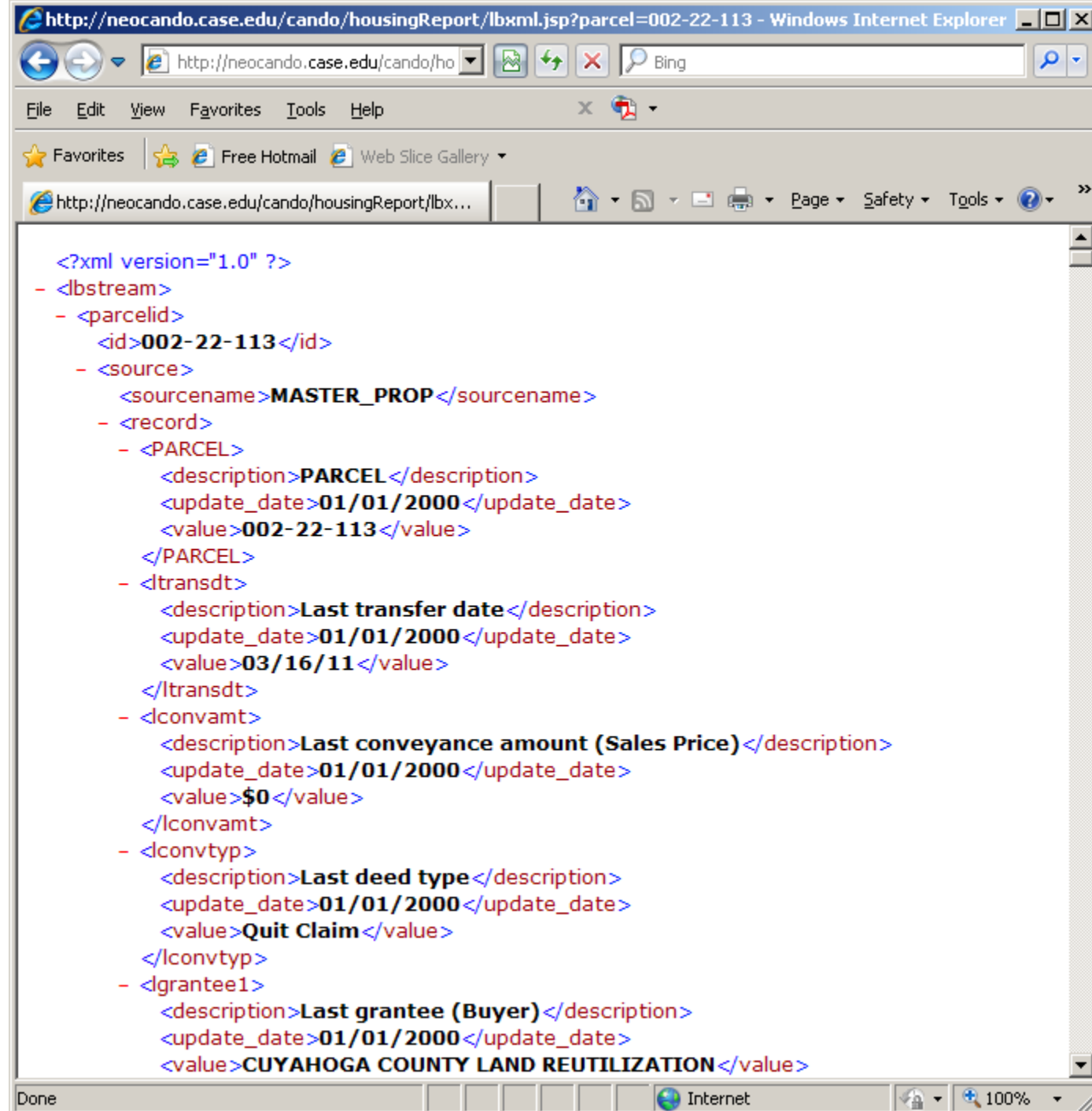
[Search by Published to Developers](#)

[Map All](#)

http://www.cuyahogalandbank.org/manage/report.php?report=report2

Internet 100%

XML Stream from NEO CANDO



Edit Property -> 115-26-136 - Windows Internet Explorer

http://www.cuyahogalandbank.org/manage/edit_property.php

File Edit View Favorites Tools Help

★ Favorites ★ Free Hotmail Web Slice Gallery

Edit Property -> 115-26-136

CUYAHOGA LAND BANK

Property Profile System

HOME

SAVE AND STAY

SAVE CHANGES

CANCEL

PHOTO POPUP

CCLRC GALLERY

TAX REMITTANCE

NEW DEMO SPEC

NEW ASBESTOS SURVEY

NEW ACQ ASSESSMENT

EDIT ACQ ASSESSMENT 1

ACQ ASSESS 1 - PDF

PPN: 115-26-136

Link to: [Auditor](#) [Cert Values](#) [Tax Bill](#) [Recorder](#) [Request Showing](#)

Record created: 2011-04-06 14:58:36 by Jennifer O'Konski

Record modified: 2011-05-23 11:09:16 by Ian Ahren

[Top](#) | [Assessment](#) | [Compliance](#) | [Acquisition](#) | [Field Service](#) | [Demolition](#) | [Renovation](#) | [Website](#) | [Property Characteristics](#)

PB No.

Number	Street	Municipality	Zip Code
782	ALHAMBRA RD	Cleveland	44110

Publish to public
False

Public status (auto set)
Under evaluation

Acq/disp status
Acquired

HUD CONTRACT DATE (if applicable):
(-7) (-6) (-5) (-4) (-3) (-2) (-1) (TODAY) (+1) (+2) (+3) (+4) (+5) (+6) (+7)

Month	Day	Year
00	00	00

Hold type
None

Hold detail

HOLD DATE:
(-7) (-6) (-5) (-4) (-3) (-2) (-1) (TODAY) (+1) (+2) (+3) (+4) (+5) (+6) (+7)


Month	Day	Year
00	00	00

Do not post to website
None

TARGET AREA:

☐ NSP 1 ☒ NSP 2 ☐ SII ☐ Op. Homes

Rehab, demo or rejection notes (private)
additional review CLS



Property
Management
Page



Gallery » CCLRC Internal Photos » 115-26-136

[Site Admin](#) [Your Account](#) [Logout](#)

Search the Gallery

Advanced Search

- Add Album
- Add Comment
- Add Items
- Delete Album
- Delete Items
- Edit Album
- Edit Captions
- Edit Permissions
- Make Highlight
- Move Album
- Rearrange Items
- Reorder Items
- Show a Google Map
- View Latest Comments
- View Slideshow

CCLRC Internal Photos

1. tttttttttt...

...

428. 115-21-047

429. 115-24-023

430. 115-26-136

431. 115-26-136

432. 115-27-160

433. 115-27-167

434. 115-28-087

...

1215. ktupload



115-26-136

Date: 04/13/2011
Size: 24 items

« item actions » ▾

**115-26-136 782
Alhambra Rd 001**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 002**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 003**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 004**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 005**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 006**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 007**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 008**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 009**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 010**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 011**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 012**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 013**

Date: 04/07/2011



« item actions » ▾

**115-26-136 782
Alhambra Rd 014**

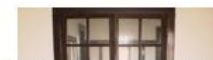
Date: 04/07/2011

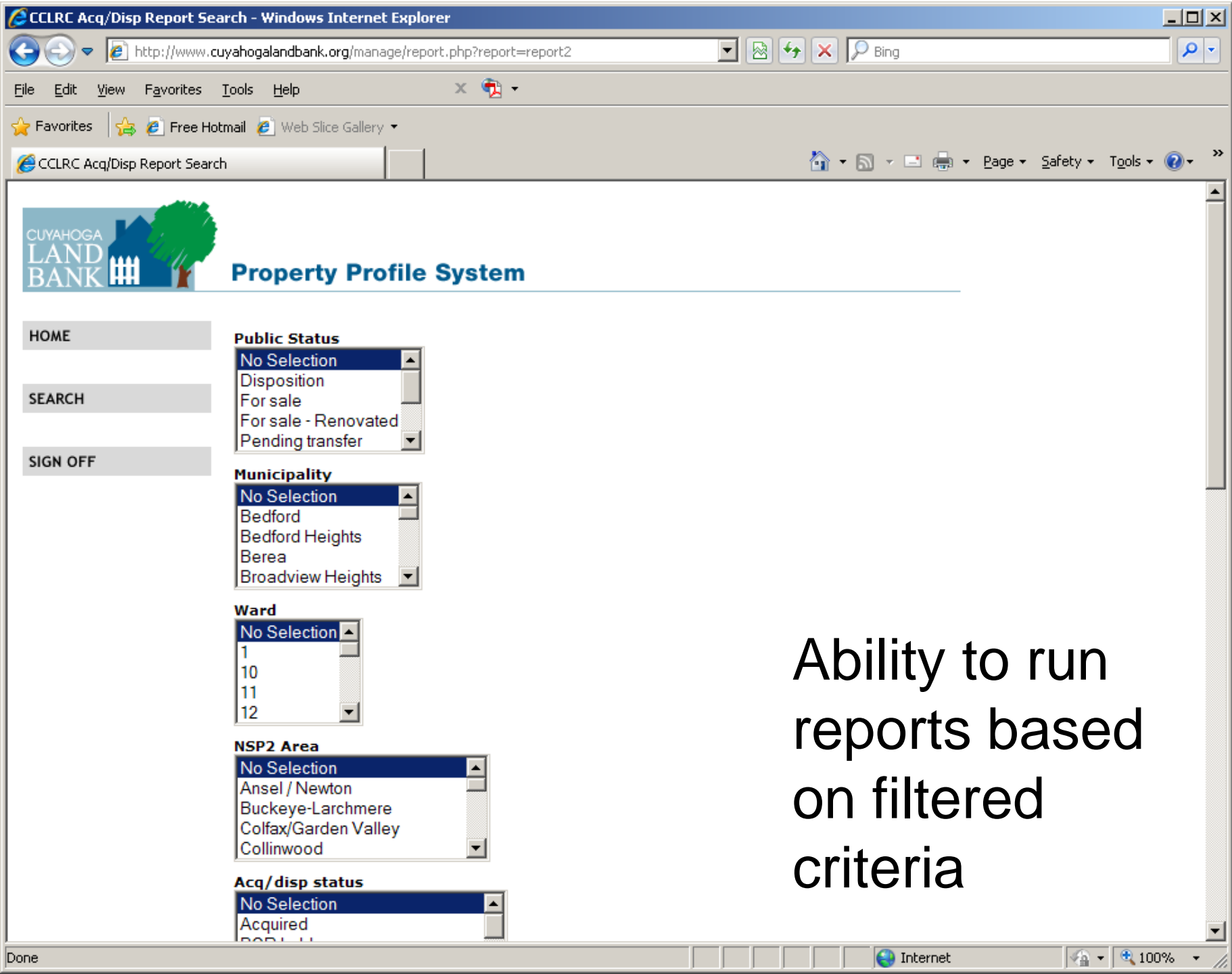


« item actions » ▾

**115-26-136 782
Alhambra Rd 015**

Date: 04/07/2011





Ability to run
reports based
on filtered
criteria

Report that displays photo from photomangement

CCLRC Acq/Disp Report Search - Windows Internet Explorer

http://www.cuyahogalandbank.org/manage/report.php

File Edit View Favorites Tools Help

★ Favorites ☆ Free Hotmail Web Slice Gallery

CCLRC Acq/Disp Report Search

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Property Profile System

CLRC Property Profile System.






HOME

SEARCH

EXCEL FRIENDLY

SIGN OFF

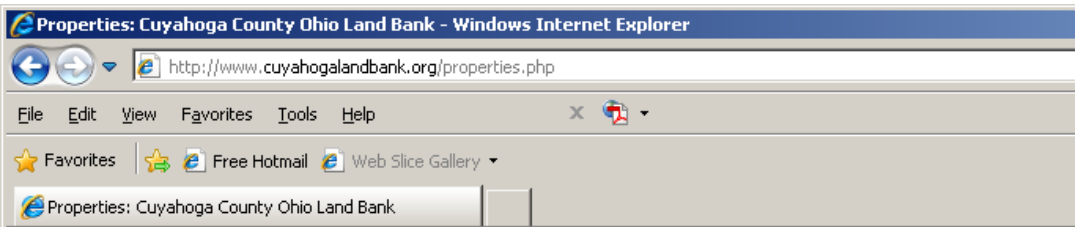
CCLRC Acq/Disp Report

Select	Parcel	Photo	Address	Municipality	NSP2 Area	Ward	Zip Code	PB Number	Acq/disp status	Batch ID
<input type="checkbox"/> 1	001-08-089		1328 W 87TH ST	Cleveland	Detroit-Shoreway / West Tech	16	44102	1995	Acquired	PE0211CUY
<input type="checkbox"/> 2	001-22-048		1542 W 116TH ST	Cleveland		16	44102	1675	Acquired	PE0610CUY
<input type="checkbox"/> 3	001-31-010		1424 W 85TH ST	Cleveland	Detroit-Shoreway / West Tech	16	44102	1850	Acquired	PE710CUY
<input type="checkbox"/> 4	002-01-043		1357 W 80TH ST	Cleveland	Detroit-Shoreway / West Tech	15	44102	1280	Acquired	PE0410CUY
<input type="checkbox"/> 5	002-22-113		1907 W 75TH ST	Cleveland		15	44102	1996	Acquired	PE0211CUY

(284 items remaining) Downloading picture http://www.cuyahogalandbank.org/gallery2/d/10657-2/015-06-155%203348%

Internet 100%

Status changes when internal data change



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Vacant Lot Re-Use](#)

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Assembly](#)

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Cuyahoga County Land
Reutilization Corp.
Suite 160
323 W. Lakeside
Cleveland OH 44113
(216) 698-8853
(216) 698-8972 fax

All Land Bank Properties

Click on an underlined column title to sort by that column.

[Click](#) to show only For sale Land Bank Properties.

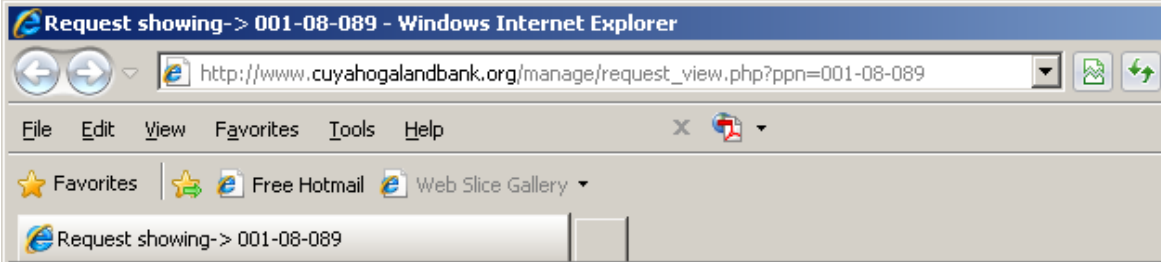
Cities have first right of refusal for properties within their jurisdictions for the first 30 days after a property is posted on this website.

Make your best offer on properties listed "For sale"


[Property Transfer Policy](#)

[Property Purchaser Application](#)

<u>Parcel no.</u>	<u>Date posted</u>		<u>Municipality</u>	<u>Cleveland Ward</u>	<u>Address</u>	<u>Bldgs</u>	<u>Status</u>
015-14-104	05-25-2011	NEW	Cleveland	14	3552 W 32ND ST	1	Sched for demolition
016-18-098	05-25-2011	NEW	Cleveland	15	3492 W 52ND ST	1	Sched for demolition
016-22-088	05-25-2011	NEW	Cleveland	14	3648 W 48TH ST	1	Under evaluation
104-20-044	05-25-2011	NEW	Cleveland	7	5701 QUIMBY AVE	1	For sale (List: \$8,000)
109-22-127	05-25-2011	NEW	Cleveland	9	1115 E 113TH ST	1	Sched for demolition
110-29-055	05-25-2011	NEW	Cleveland	9	1269 E 123 ST	2	Sched for demolition
112-13-067	05-25-2011	NEW	Cleveland	10	15013 LUCKNOW AVE	1	Under evaluation
113-22-010	05-25-2011	NEW	Cleveland	11	1120 E 171ST ST	1	For sale (List: \$10,350)
115-26-136	05-25-2011	NEW	Cleveland	11	782 ALHAMBRA RD	1	Under evaluation
116-27-084	05-25-2011	NEW	Cleveland	11	1542 E 174TH ST	1	For sale (List: \$9,075)
119-29-039	05-25-2011	NEW	Cleveland	6	2256 E 86TH ST	1	Sched for demolition
123-31-047	05-25-2011	NEW	Cleveland	5	3305 E 49TH ST	1	Sched for demolition
125-30-043	05-25-2011	NEW	Cleveland	12	3298 REGENT RD	1	Sched for demolition
131-35-075	05-25-2011	NEW	Cleveland	12	3679 E 54TH ST	1	Under evaluation
134-13-106	05-25-2011	NEW	Cleveland	2	8020 GOODMAN AVE	1	Sched for demolition
134-20-044	05-25-2011	NEW	Cleveland	2	8426 MARYLAND AVE	1	Sched for demolition
134-21-070	05-25-2011	NEW	Cleveland	2	9006 MACOMB AVE	1	Sched for demolition



Ability to request and assign a property showing for a potential rehabber

CUYAHOGA LAND BANK  **Property** CLRC Property Profile System.

CANCEL Use this form to request a showing. After you fill out this form CCLRC will be in contact.

* required information

Parcel Number 001-08-089	Address 1328 W 87TH ST	Neighborhood Edgewater	Ward 16	Municipality Cleveland	Zip Code 44102
------------------------------------	----------------------------------	----------------------------------	-------------------	----------------------------------	--------------------------

Name *



Company

Phone *

Cell Phone *

Email

Any special instructions or notes

Done  Internet  100%

Document creation – from field

Zillow

Site Data:

STRUCTURE:

Type

Two family

Style

Colonial

Year Built

1920

Sq. Ft. (Structure)

2500, 2 units

Sq. Ft. (Basement)

1225 S.F.

Bed/Bath/Half Bath

5/2/0

Lot Size

40' X 90' (3,600 S.F.) - Re

Garage

0 S.F. - None

Describe Street Characteristics

Street fine. No board ups nearby. Just



ACQUISITION ASSESSMENT

1

Property Address: **782 Alhambra Rd**
Cleveland, OH 44110
Permanent Parcel Number: **115-26-136**

Bldg ____ of **1**

Source: **Fannie Mae**

Neighborhood: **South Collinwood**

NSP2 Area: **Collinwood**

Reviewer's Name: **Frank Bisesi**

Date of Site Visit: **April 7, 2020**

Is the property occupied? ☐ Yes ☒ No
(If yes, give information on the occupant)

Market Value: **\$66,400**

Zillow:

Site Data

Structure

Describe Street Characteristics:

photo



☒ Mold on walls

er Furnace

lated System

ated Drain System

ors. 1st has water damaged

Recommendation

☒ Additional Review

☐ Demolition

Summary:

Home has many nice qualities yet will need many repairs as well. Brick exterior is nice. Hardwood trim and cabs throughout home are nice. Some of the interior doors are very nice. On the other hand, there is water damage on 1st floor ceilings. Walls in many rooms would need to be repaired/replaced. Basement is wet with mold present. Because of the brick exterior and how nice woodwork and some interior doors are, I feel it is worth at least an additional review.

RRN 2102.05



Other Data to be Aware of...

- ❑ HUD – USPS **ADDRESS** vacancy counts (www.huduser.org) at the tract level
- ❑ Semaphore Corp – (www.semaphorecorp.com). Address standardizer that also reports on vacancy and nostat. (you have to feed it addresses)
- ❑ HMDA – Loan origination info by tract
- ❑ Listsource/Corelogic – You can purchase merged County data on deeds and recordings



Thanks!

Questions and Discussion