

CUYAHOGA
LAND
BANK



Information Systems for Land Banking

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Case Western Reserve University

Today's outline

- Introduce Cuyahoga Land Bank
- Introduce NEO CANDO
- The “NST”
- Uses of the NST by the Cuyahoga Land Bank
 - “Buyer Eye”
 - The “Clumper”
 - The “Eye”
 - Tax foreclosure candidate project
- Property Profile System – managing a large portfolio of properties

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.

Cuyahoga Land Bank

- **Non-Profit “Government Purposed” Corporation Under ORC Section 115.**
- **Quasi Governmental Corporation**
 - Incorporated by the County Treasurer
 - Stand-Alone Independent Corporation
 - \$7 Million annually from delinquent tax penalties and interest
 - Governmental Powers (Land Banking)
 - Private Enterprise Transactional Capabilities/Powers (buy, sell, lend, borrow, issue bonds, etc)



Cuyahoga Land Bank

- **Statutory funding – Plan, budget and maintain a professional staff**
- **Expedited tax foreclosure reforms – Provides a robust property pipeline**
- **Government Powers in a private non profit corporations – allows for a high transactional capacity**



Triage: Intake Capability

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

Cuyahoga Land Bank

- Opened doors in June, 2009
- As of 8:52 last night (June 12, 2014):
 - Acquired – **4,156**
 - Disposed – **2,983**
 - Current Inventory – **1,173**
 - Total Demolitions – **2,610**
 - Facilitated Renovations – **1,010**

With **A LOT** of moving parts, a centralized database is needed – Cuyahoga Land Bank's ***Property Profile System (PPS)***

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]

•**BOB GRADECK!!!**

NEO CANDO Suite of Applications



There's gotta be a better way!

HUD.GOV
Cuyahoga County
Geographical Information Systems

Home Mortgage Disclosure Act **FFIEC**

FFIEC Main | Disclaimer | Privacy Policy | Contact Us | Search

HMDA

- HMDA Main
- What's New
- Rate Spread Calculator
- Geocoding System
- FAQs
- Data Order Form
- Aggregate Report
- Disclosure Report
- National Aggregate Rpt
- Census Reports
- Supp C Amendment
- PDF Help
- CRA

About HMDA

- Background & Purpose
- General Info & Price Data Questions
- HMDA Glossary
- Regulation C
- Who Reports Data?

How to File

- A Guide to HMDA Reporting
- CRA/HMDA Newsletter
- Data Entry Software
- Edits
- FAQs
- File Specifications
- Mailing Addresses
- Reporting Forms
- Reporting Procedure Changes

Public Data

- Census Data Products
- Central Depository Database*
- Data Order Form
- General Notice Poster
- HMDA Data Products
- On-Line Reports

Reporting Resources

- Data Processing Timeline
- Quick Reference

What's New

- The 2012 CRA/HMDA Reporter Newsletter is now available.
- The 2010 Census tract listings that includes the corresponding MSA and Tract Median Family Income data is now available.
- The 2012 HMDA Data Entry Software is now available.
- The 2011 HMDA Data Entry Software Release 2 is now available.
- The HMDA 2011 Loan Application Register (LAR) and Code Sheet have been updated.
- Census 2010 MSA, State, County and Tract listings for calendar year (CY) 2012 CRA/HMDA reporting are now available.
- The 2012 Edits and 2012 File Specifications are now available.
- Press Release announces the availability of 2010 HMDA data **DOWNLOAD** the 2010 HMDA & PMIC Raw data.
- 2010 Census Update Notice - MUST READ
- 2011 Edits and 2011 File Specifications have been updated.

Real

CUYAHOGA COUNTY

Choose one method of searching for

General Information | Transfer History | Certified Value

PARCEL ID: 681-01-004

OWNERS NAME: M-CD

ADDRESS: CITY

2011 pay in 2012 TA

ASSESSED VALUES

LAND VALUE

BUILDING VALUE

TOTAL VALUE

HOMESTEAD VALUE

HALF YEAR CHARGE AMOUNT

GROSS TAX

LESS \$20 RED

SUB TOTAL

10% RED. AMOUNT

2.5% RED. AMOUNT

HOMESTEAD RED. AMOUNT

TOTAL ASSESSMENTS

HALF YEAR NET TAXES

TAX BALANCE SUMMARY:

2011 pay in 2012 CH

TAX SET

Cleveland Hts./East Clevela

1st half tax

1ST HALF BALANCE

2nd half tax

2ND HALF BALANCE

M203106-Street Lites

1st half SPA fee

1st half tax

1ST HALF BALANCE

2nd half tax

2nd half SPA fee

2ND HALF BALANCE

TOTAL BALANCE

CUYAHOGA COUNTY ASSUMES NO LIABILITY OR DISCREPANCIES CONTAINED IN THESE REAL ESTATE ATTORNEY AND PURCH

What is the NST Web App?

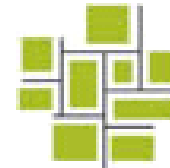
- Online, interactive, regularly updated property data interface
 - Searchable
 - Filterable
 - Sortable
 - Map-able
 - Downloadable
- Geographically referenced
 - Wards, County council districts
 - Target areas (sii, nsp2, economic development)
 - Census (blocks, tracts, etc)
 - Municipal and neighborhoods
- Parcel- level
- Current snapshot (updated weekly)

Community-driven



MANDEL SCHOOL OF
APPLIED SOCIAL SCIENCES

CASE WESTERN RESERVE
UNIVERSITY



NEIGHBORHOOD
PROGRESS



Collinwood & Nottingham Villages
Development Corporation

15614 St. Clair Ave...Cleveland, Ohio 44110
Phone: 216-383-9772...Fax: 216-531-8459



THE GEORGE GUND
FOUNDATION



CLEVELAND
foundation



Financing and solutions for housing and communities.
Because a good life is affordable.



Data Sources

Cuyahoga County Fiscal Officer

- Property characteristics (yearly)
- Deed transfers (weekly)
- Mortgage and other lien recordings (weekly)
- Tax delinquency and property values (monthly)

City of Cleveland-Building and Housing

- Permits (weekly)
- Condemnations/Violation (weekly)
- Demolitions (weekly)
- Rental registry (irregular)

Cuyahoga County Common Pleas Court

Foreclosure filings and court docket entries (weekly)

Cuyahoga County Sheriff's Department

Scheduled sheriff's sales (weekly)

Cuyahoga Land Bank

Acquisitions, dispositions, demolitions (weekly)

City of Cleveland-Comm. Dev

Vacant and blighted survey (as conducted)

Other sources

- USPS vacancy data (every other month)
- NPI Programmatic data
- Suburban demolition data
- Neighborhood assets
- Section 8 vouchers

Added Value

- Data mining- key text phrases like “confirmation of sale” and “decree of foreclosure”
- Data proxies
 - Probable vacant lots
 - No building value
 - Not tax abated
 - Demolished by City of Cleveland, suburbs, Cuyahoga Land Bank

Data proxies

- Destabilization indicator- tracks the where the property is in relation to the foreclosure process
 - At-risk
 - Active foreclosure case
 - Inactive foreclosure case
 - Dismissed foreclosure case
 - Scheduled for sheriff's sale
 - Sheriff's sale withdrawn or vacated
 - Sold at sheriff's sale, deed recorded
 - Sold at sheriff's sale, deed NOT recorded
 - In REO ownership
 - Out of REO ownership

Searchable

Browsing parcels in the Cleveland Hts. group.

Columns: [show all](#) [hide all](#) [General Info](#) [Use - Occupany - Condition](#) [Encumbrances](#) [At-risk Factors](#)

[Foreclosure Case Info](#) [Sheriff Auction and REO Info](#) [Property Characteristics](#) [Values and Taxes](#) [Tax Mailing Address](#)

[Geographies](#) [CCLRC](#) [Code Enforcement](#) [CIA Inspection Info](#) [Routine Inspection Info](#) [Reimagining 2.0](#) [Custom Fields](#)

[Vacant Land Aggregation](#) [Schools](#)

Data Operations: [Parcel filter](#) [Upload](#)

[Reset](#)

Filters: [Remove all](#)

Sorters: [Remove all](#)

1 to 10 of 16889 records. [< previous page](#)

Parcel		
120-33-055	12616	
121-04-048	2117	
121-04-104	12610	
121-04-106	2011	
121-04-107	2015	
121-04-108	2017	
672-14-035	12700	
672-14-036	12624	
672-14-037	12620	FOREST HILL AVE
672-27-001	1607	GLENMONT RD

Search

Enter any combination of values for the fields below.

Use asterisk (*) for wildcard search
Search is not case-sensitive

Parcel: (must include hyphens)

House Number:

Street:

Owner: (last name is usually listed first)

[Cancel](#) [Reset](#) [Search](#)

- Search data set by any characteristic (foreclosure status, last sale date, geography)

- All data is filterable

Browsing parcels in the Cleveland Hts. group.

Columns: [show all](#) [hide all](#) **General Info** Use - Occupancy - Condi

Foreclosure Case Info Sheriff Auction and REO Info Property Characteristics

Geographies CCLRC Code Enforcement CIA Inspection Info Routine Insp

Vacant Land Aggregation Schools

Data Operations: [Parcel filter](#) [Owner filter](#) [Bulk update](#) [Down](#)

[Reset](#)

Filters: [Remove all](#)

Sorters: [Remove all](#)

1 to 10 of 16889 records. [< previous page <](#) [> next page >](#) Records per page

Parcel Number	House Number	Street Name	Destabilization Indicator	Owner	Date Acquired	Last Sale Amount	Deed Type	Owner Info Source
120-33-055	12616	FOREST HILL AVE						Sheri au2 \$
121-04-048	2117	FAIRVIEW AVE						Warra au2 \$
121-04-104	12610	MAYFIELD RD						00 Warra au2 \$
121-04-106	2011	VILLA GARABELL DR						00 Warra au2 \$
121-04-107	2015	VILLA CARABELL DR						Quit au2 \$

Destabilization Indicator

Sorter: [add](#) Ascending ▾

Filter: [add](#) Select: [All](#), [None](#)

- At Risk
- Fore - Active
- Fore - Dismiss
- Fore - Inactive
- Out of REO
- REO - Shf deed not recorded
- REO - Shf deed recorded
- Shf sale scheduled
- Shf sale withdrawn/sale vacated

[prev page](#) [next page](#)

Data received. Query time: 5. [Version 0.2.6a, data refresh

Sortable

Browsing parcels in the Cleveland Hts. group.

Columns: **General Info** Use - Occupany - Condition Encumbrances At-risk Factors

Foreclosure Case Info Sheriff Auction and REO Info Property Characteristics Values and Taxes Tax Mailing Address

Geographies CCLRC Code Enforcement CIA Inspection Info Routine Inspection Info Reimagining 2.0 Custom Fields

Vacant Land Aggregation Schools

Data Operations:

Filters:

Sorters:

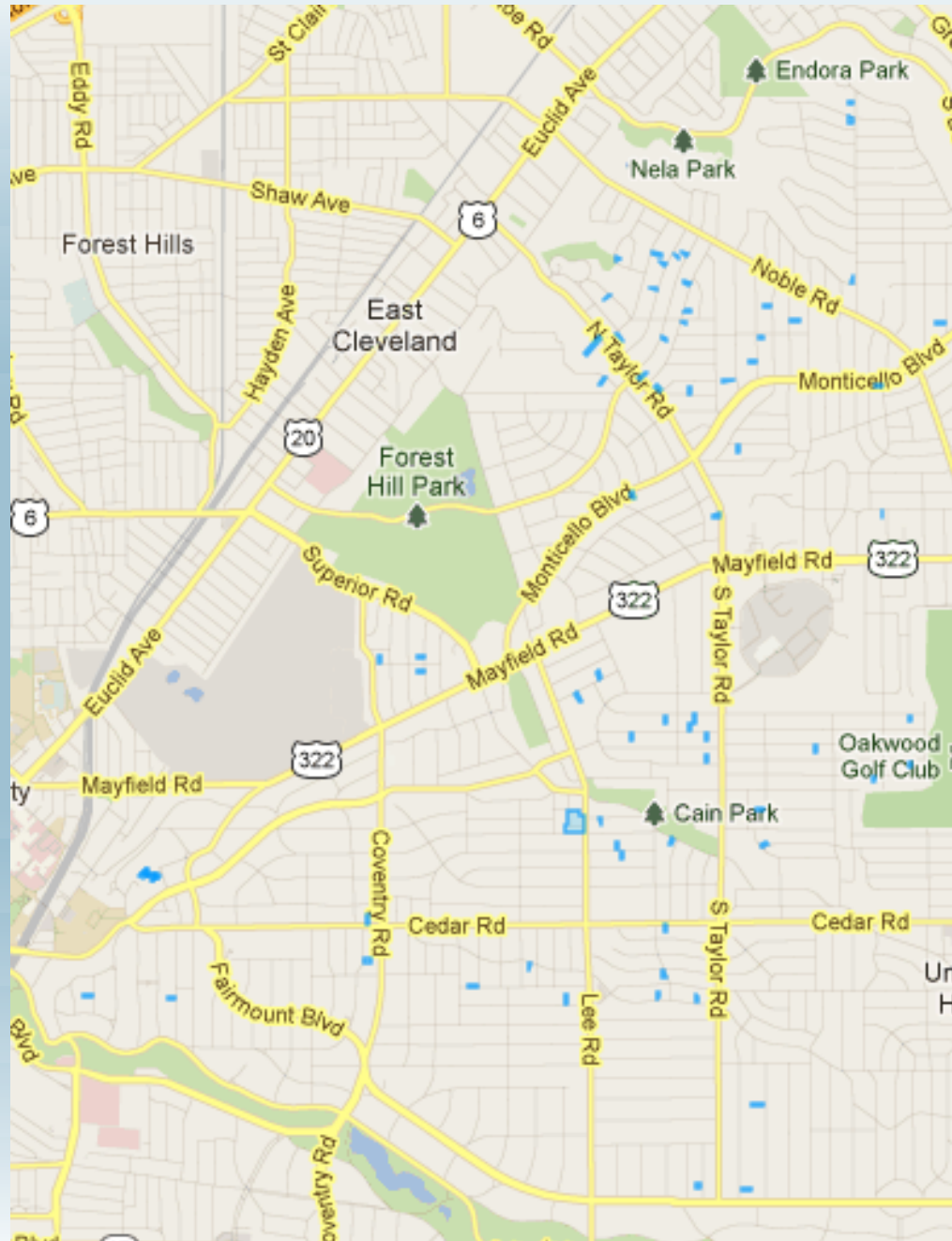
1 to 10 of 16889 records. Records per page:

Parcel Number	House Number	Street Name	Destabilization Indicator	Owner	Date Acquired	Last Sale Amount	Deed Type	Owner Info Source	Delinquent Tax Balance	Asset Designation	Additional Asset Notes	...
684-27-002	1970	TAYLOR RD	Fore - Inactive	TAYLOR ROAD, LLC.	10/31/2006	4e+006	Limit	au2	\$603,662			
684-27-001	1932		REO - Shf deed not recorded	CLEVELAND HEIGHTS HOLDINGS, LLC	01/17/2008	4e+006	Warra	au2	\$290,338			
684-26-012	1916		REO - Shf deed not recorded	CLEVELAND HEIGHTS HOLDINGS, LLC	01/17/2008	4e+006	Warra	au2	\$289,060			
687-18-078	3413	E MONMOUTH RD		DONOHUE CARTER H & JOSETTE M	-	\$0		aud	\$238,738			
685-10-063	1800	COVENTRY RD		COVENTRY ROAD LLC	05/05/2006	3.5e+006	Warra	au2	\$232,078			
685-05-035	2473	EDGEHILL RD	Fore - Active	TEAMOR, BARRETT M..	06/29/1998	\$0	WAR	aud	\$167,054			



Sorted in descending order by tax delinquency

Tax delinquencies \$500- \$1,000 in Cleveland Heights



Ways NEO CANDO Receives Data

- Email
- FTP
- DVD/CD
- XML Stream
- Screen Scraping

These all occur at various intervals, but most data are updated weekly

Examples Cuyahoga Land Bank's use of NST and NST data

Buyer Eligibility Criteria

- The **Buyer EYE**
 - What is it?
 - What are we looking for?
 - Delinquent Property Taxes
 - Foreclosures
 - Condemnation
 - Housing Code Violations
 - Pattern of flipping
 - Secretary of State – different entities
 - Most data comes from NEO CANDO



The “Clumper”

**A tool to look at aggregations of land
accessible to the Cuyahoga Land
Bank**

Cuyahoga Land Bank – NEO CANDO – NST Data Trajectory Tiers

Tier 1 – UNDER CONTROL

- In Cuyahoga Land Bank Inventory
- Properties pending transfer to Cuyahoga Land Bank
- In Municipal Land Bank Inventory
- State Forfeiture

Tier 2 – ABOUT TO BE UNDER CONTROL

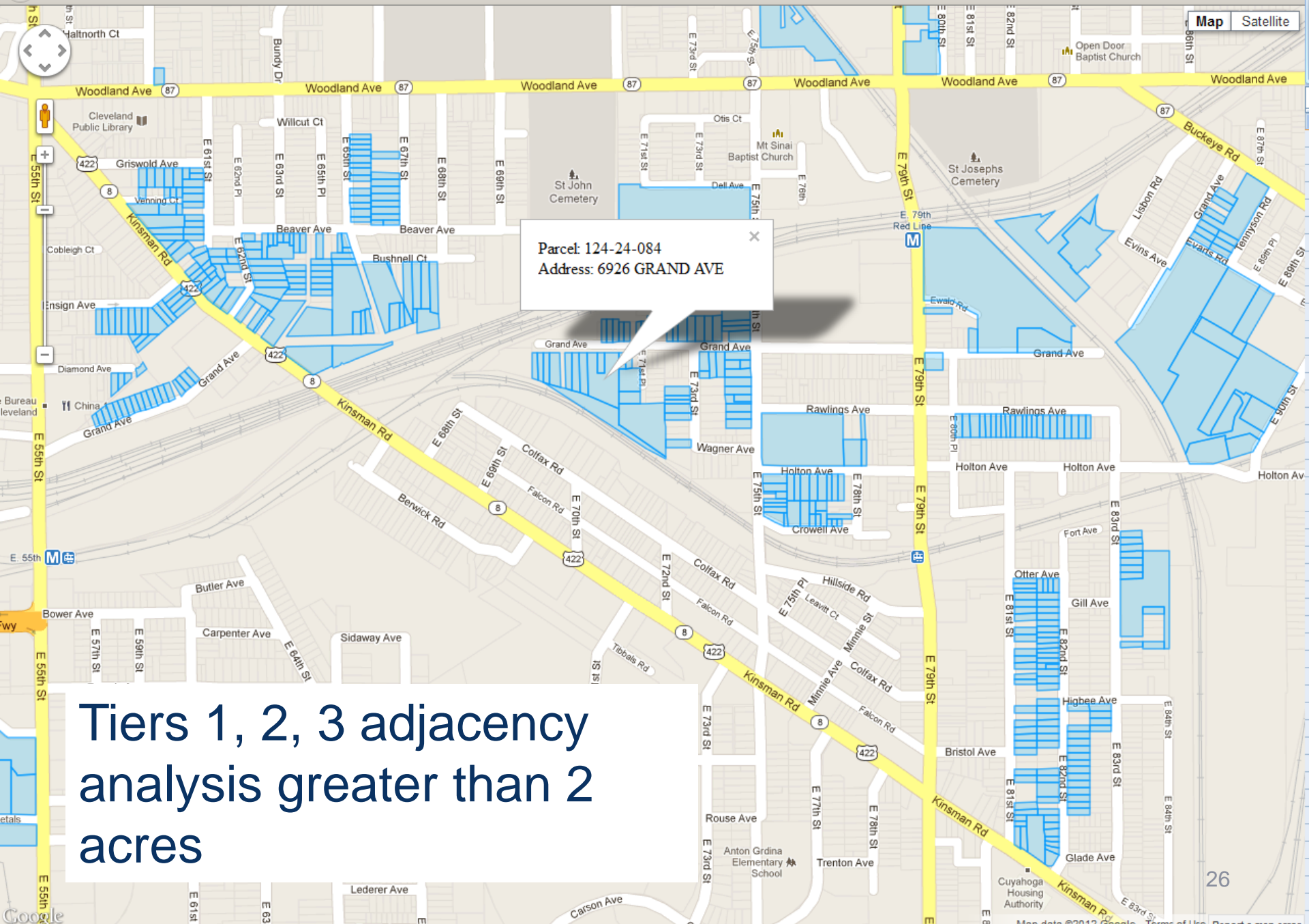
- Nuisance Demo (Municipal/Cuyahoga Land Bank)
- Tax foreclosure Affidavit to Municipal Land Bank)
- Tax foreclosure Affidavit to Cuyahoga land Bank
- Fannie Mae
- HUD

Tier 3 – CAN STEER TO PRODUCTIVE USE

- Tax foreclosure affidavit – not sent to a Land Bank
- Tax foreclosure (not dismissed)
- Tax delinquency

Tier 4 – OTHER VACANT/BLIGHTED

- Mortgage foreclosure (not dismissed)
- Bank Owned (not HUD or Fannie Mae)
- Other vacant lot
- Other vacant structure



Parcel: 124-24-084
Address: 6926 GRAND AVE

Tiers 1, 2, 3 adjacency
analysis greater than 2
acres

The “Eye”

**A spatial analysis tool built on top of
NST data**



CLRC Property Profile System.

Property Profile System

Enter a parcel to EYE!

124-24-084

EYE IT!



Cuyahoga County Land Reutilization Corp. 323 W. Lakeside Avenue Suite 160, Cleveland OH 44113
Office: (216) 698-8853 Fax: (216) 698-8972
[Email support](#)

PPN: 124-24-092
 Address: , Cleveland, OH, 44104
 Link to: [Auditor](#) [Cert Values](#) [Tax Bill](#) [Recorder](#)
[Full Eye Analysis for Parcel: 124-24-092](#)

What is it?

General Information

Foreclosure Status	Owner	Vacant Land	Municipal Land Bank	Vacant Lot Type (Auditor)	Tax Delinquency Above \$500 Flag	Postal Vacancy/City Vacancy Combined
	CITY OF CLEVELADN LB81	1	1	VACA	0	0

Values and Taxes

Auditor Estimated Land Value	Auditor Estimated Building Value	Total Estimated Value	Tax Abatement Code	Two and a half Reduction Flag	Homestead Flag	Tax Balance	Taxes Owed - First Half	Taxes Owed - Second Half
0	0	0	NONE			0	0	0

Property Characteristics

Number of Units	Land Use Code	Property Class	Zoning ID	Zoning Description	Lot Size (Auditor)	Lot Size (GIS Sq feet)	Lot Size (GIS Acres)	Frontage (feet)	Depth (feet)	Total Buildings (auditor)	Building Square Footage (all buildings)
	LAND REUTILIZATION (LAND BANKS)	Land bank	SI	INDUSTRY-LIGHT	0	7490	0.1719467401	50	0	0	0

Cleveland Demolition

What's Near It? (Proximity)

	Block and Face	Census Block	Within a quarter mile	Within a half mile	Within a mile
Total Number of Parcels in Geography	Par:59 Acres: 11.72	Par:51 Acres: 10.99	Par:423 Acres: 116.29	Par:1623 Acres: 417.74	Par:6471 Acres: 1,713.50
Vacant Land	Par: 49 (83.05%) Acres: 8.31 (70.93%)	Par: 41 (80.39%) Acres: 7.58 (68.99%)	Par: 279 (65.96%) Acres: 48.88 (42.03%)	Par: 948 (58.41%) Acres: 168.41 (40.31%)	Par: 3194 (49.36%) Acres: 570.0 (33.29%)
Tier1 (Forf, CCLRC Acq, CCLRC PA, City LB)	Par: 35 (59.32%) Acres: 5.30 (45.23%)	Par: 28 (54.90%) Acres: 4.66 (42.39%)	Par: 166 (39.24%) Acres: 23.71 (20.39%)	Par: 576 (35.49%) Acres: 76.06 (18.21%)	Par: 1705 (26.35%) Acres: 203.4 (11.87%)
Tier 2 (Tier 1, Affidavit to Landbank, FM, HUD, Nuisance Demo)	Par: 39 (66.10%) Acres: 5.78 (49.34%)	Par: 32 (62.75%) Acres: 5.14 (46.78%)	Par: 193 (45.63%) Acres: 27.54 (23.68%)	Par: 662 (40.79%) Acres: 86.28 (20.65%)	Par: 1990 (30.75%) Acres: 244.0 (14.26%)
Tier 3 (Tiers 1, 2, tax delinquent, other tax foreclosure)	Par: 42 (71.19%) Acres: 8.34 (71.21%)	Par: 35 (68.63%) Acres: 7.70 (70.10%)	Par: 238 (56.26%) Acres: 54.95 (47.25%)	Par: 825 (50.83%) Acres: 143.85 (34.44%)	Par: 2622 (40.52%) Acres: 458.0 (26.77%)
Tier 4 (Tiers 1, 2, 3, Mortgage Foreclosure not dismissed, other vacant lots/structures)	Par: 51 (86.44%) Acres: 9.52 (81.26%)	Par: 43 (84.31%) Acres: 8.79 (80.01%)	Par: 327 (77.30%) Acres: 69.49 (59.76%)	Par: 1103 (67.96%) Acres: 214.51 (51.35%)	Par: 3956 (61.13%) Acres: 742.0 (43.34%)
Municipal Land Bank	Par: 34 (57.63%) Acres: 5.16 (44.01%)	Par: 27 (52.94%) Acres: 4.51 (41.09%)	Par: 164 (38.77%) Acres: 23.46 (20.17%)	Par: 567 (34.94%) Acres: 75.09 (17.97%)	Par: 1634 (25.25%) Acres: 195.0 (11.41%)

What's Next To It? (Adjacency)

Information on Adjacent Parcels

Parcel	Number	Street	Foreclosure Status	Owner	Vacant Land	Municipal Land Bank	Tax Delinquency Above \$500 Flag	Postal Vacancy/City Vacancy Survey Combined	Tax Foreclosure Flag	Forfeiture Flag	Auditor Estimated Building Value	Tax Balan
124-24-001				CLEVELAND CITY OF LB/97	1	1	0	0	0	0	0	0
124-24-002				CLEVELAND CITY OF L/B 99	1	1	0	0	0	0	0	0
124-24-083				CLEV CITY OF LAND REUTL PRGM	1	1	0	0	0	0	0	0
124-24-085	7014	GRAND AVE		CLEVELAND ,CITY OF LB93	1	1	0	0	0	0	0	0
124-24-086	7014	GRAND AVE		CLEVELAND, CITY OF LB93	1	1	0	0	0	0	0	0
124-24-103				CLEVELAND CITY OF LB/97	1	1	0	0	0	0	0	0
124-24-104			Fore - Dismiss	TAYLOR BOBBY	1	0	1	0	1	0	0	656

Adjacency Analysis

Criteria	Parcel List	Number of Parcels	Square Feet	Acres
Vacant Land	124-24-001	25	251,314	9.06

The Eye! -- 124-24-084 - Windows Internet Explorer

http://cuyahogalandbank.org/manage/eyeResults.php

The Eye! -- 124-24-084

	124-24-076			
Tier 3 (Tiers 1, 2, tax delinquent, other tax foreclosure)	124-24-001	36	357,166	8.20
	124-24-002			
	124-24-083			
	124-24-084			
	124-24-085			
	124-24-086			
	124-24-103			
	124-24-104			
	124-24-008			
	124-24-009			
	124-24-011			
	124-24-013			
	124-24-014			
	124-24-015			
	124-24-029			
	124-24-077			
	124-24-078			
	124-24-079			
	124-24-080			
	124-24-081			
	124-24-082			
	124-24-087			
	124-24-007			
	124-24-016			
	124-24-030			
	124-24-076			
	124-24-006			
	124-24-017			
	124-24-031			
	124-24-005			
	124-24-032			
	124-24-004			
	124-24-033			
	124-24-003			
	124-24-034			
	124-24-092			
Tier 4 (Tiers 1, 2, 3, Mortgage Foreclosure not dismissed, other vacant lot/structure)	124-24-001	36	357,166	8.20
	124-24-002			
	124-24-083			
	124-24-084			

Tax foreclosure candidate project

- 20,000 tax foreclosure eligible properties in Cuyahoga County that aren't already in foreclosure
- County Gov't has resources/capacity to file 4,000 new cases per year
- Which candidates would be most desirable to land banks (vacant lots → City of Cleveland, vacant structures → Cuyahoga Land Bank)

Tax foreclosure candidate project

- **First filter** → HB 294 fast track eligible (vacant lot/vacant structure [brings total down to 8,000 candidates])
- **Second filter** → properties land banks don't want (historic/commercial/industrial/large apartment bldgs [unless end user with pass through agreement])
- **Third filter** → properties land banks want
 - target areas (NSP2, SII, Economic Development)
 - vacant structures in nicer neighborhoods/suburbs (potential renovation or resale)
 - land aggregations (tier 3 properties [tax delinquent adjacent to other tax delinquent/tax foreclosure/land bank owned properties “clumps”])

Property Profile System

- A cloud-based application that is a central location for all information related to properties that are either to be acquired, currently in inventory or disposed
- Development has been operations driven - rather than technology driven

Property Profile System

- **Web based project and property management system (can be accessed in field, by contractors, etc)**
- **Status and date tracking(acquisition/demo/rehab/sales)**
- **Modules for field work and contractors (assessments, property maintenance, spec writing, showings, etc)**
- **Automatic document creating**
- **Photo Management**
- **Email alerts and ticklers**
- **Reports**
- **Tied to NEO CANDO**
- **Tied to Cuyahoga Land Bank Website (as internal status changes, public status changes)**
- **Tied to Land Bank's finance system**
- **Media/Newsletter/Website information module**
- **Instant Land Bank Summary Statistics (production report)**

Property Profile System Goals

Data entry and photos uploaded once, then plugged into wherever it is needed and accessed by everyone

Built in validation: (you cannot do certain operations if status = demo or status = renovate, etc)

Don't sell a house for renovation that has been demolished

Don't demolish a house that is being sold for renovation

Make sure nothing slips through the cracks

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

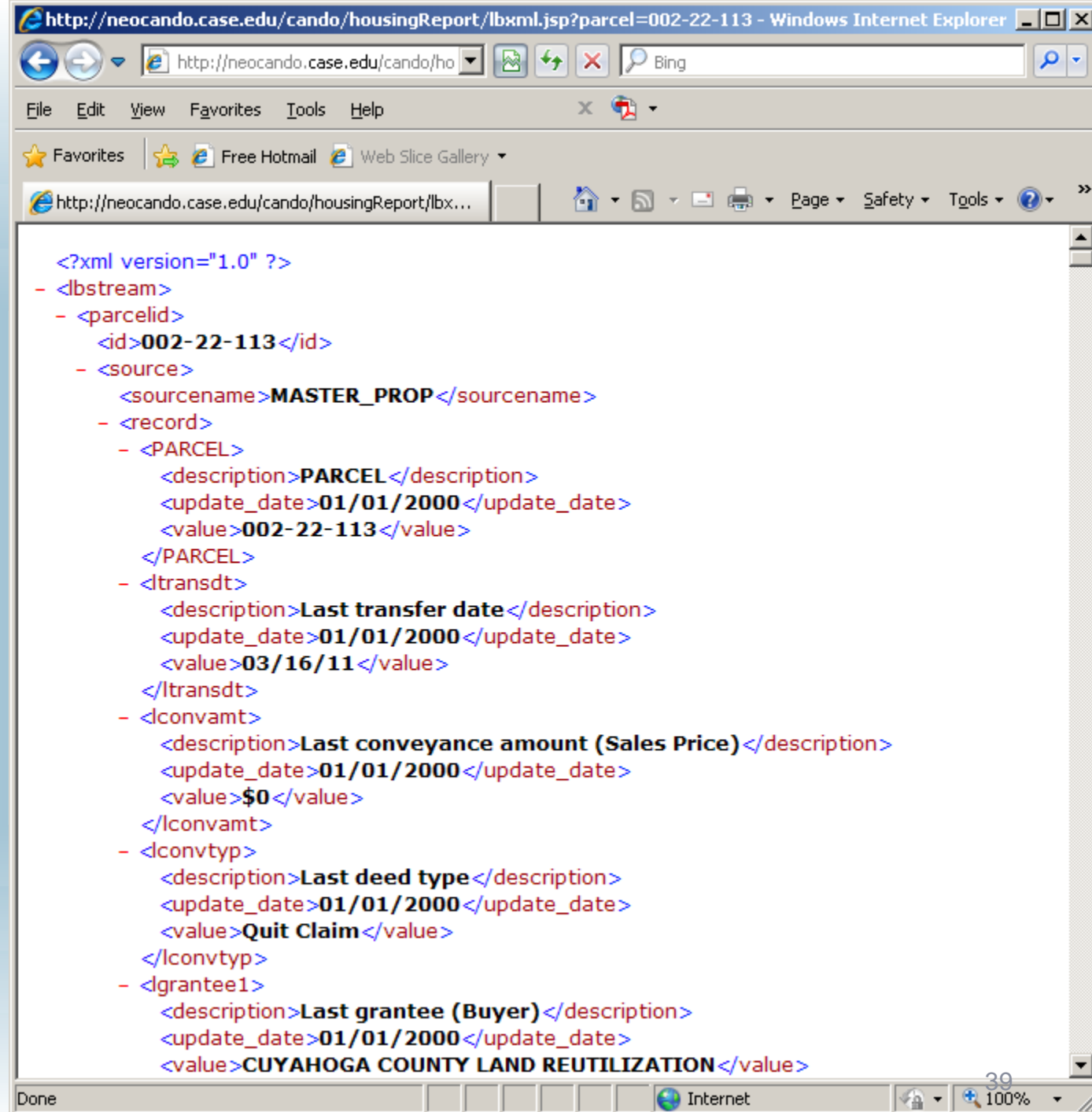
SEARCH

- [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](#)

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Internet 100%

XML Stream from NEO CANDO



The screenshot shows a Windows Internet Explorer browser window. The address bar contains the URL: `http://neocando.case.edu/cando/housingReport/lbxml.jsp?parcel=002-22-113`. The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The Favorites bar shows icons for Favorites, Free Hotmail, and Web Slice Gallery. The main content area displays an XML stream with the following structure:

```
<?xml version="1.0" ?>
- <lstream>
- <parcelid>
  <id>002-22-113</id>
- <source>
  <sourcename>MASTER_PROP</sourcename>
- <record>
- <PARCEL>
  <description>PARCEL</description>
  <update_date>01/01/2000</update_date>
  <value>002-22-113</value>
</PARCEL>
- <ltransdt>
  <description>Last transfer date</description>
  <update_date>01/01/2000</update_date>
  <value>03/16/11</value>
</ltransdt>
- <lconvamt>
  <description>Last conveyance amount (Sales Price)</description>
  <update_date>01/01/2000</update_date>
  <value>$0</value>
</lconvamt>
- <lconvtyp>
  <description>Last deed type</description>
  <update_date>01/01/2000</update_date>
  <value>Quit Claim</value>
</lconvtyp>
- <lgrantee1>
  <description>Last grantee (Buyer)</description>
  <update_date>01/01/2000</update_date>
  <value>CUYAHOGA COUNTY LAND REUTILIZATION</value>
```

The browser's status bar at the bottom shows "Done" and "Internet" with a 100% zoom level.

HOME

PPN: 125-10-046
Link to: [Auditor](#) [Cert Values](#) [Tax Bill](#) [Recorder](#)
[Launch Financial Edge](#)

SAVE AND STAY

[Launch Webpurchasing](#)
Showing unavailable: [Demo - Under contract](#)
[Eye It!](#)

SAVE CHANGES

Record created: unknown time by unknown user

CANCEL

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



PHOTO POPUP

PB No.

CCLRC GALLERY

Number	Street	Municipality	Zip Code
6700	ROGERS AVE	Cleveland	44127

TAX REMITTANCE

NEW DEMO SPEC

Cleveland NSP3 eligible	County NSP3 eligible (NON DEMO)	County NSP3 DEMO eligible
1	0	0

EDIT DEMO SPEC 1

HR Historic District	HRHP Historic District	Cleveland Landmark District	Cleveland ED Target Area

DEMO SPEC 1 - PDF

DEMO PROCEED ODR PDF

Publish to public	Public status (auto set)
True	Unavailable - Demo under contract

ASB AB PROC ODR - PDF

Acq/disp status
Acquired

NEW ASBESTOS SURVEY

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

EDIT ASBESTOS SUR 1

Hold type	Hold detail
None	

ASBESTOS SUR 1 - PDF

NEW ACQ ASSESSMENT

HOLD DATE:
[\(-7\)](#) [\(-6\)](#) [\(-5\)](#) [\(-4\)](#) [\(-3\)](#) [\(-2\)](#) [\(-1\)](#) [\(TODAY\)](#) [\(+1\)](#) [\(+2\)](#) [\(+3\)](#) [\(+4\)](#) [\(+5\)](#) [\(+6\)](#) [\(+7\)](#)

Month	Day	Year
00	00	00

EDIT ACQ ASSESSMENT 1

ACQ ASSESS 1 - PDF

Do not post to website

Property Management Page

Photo management



Gallery » CCLRC Internal Photos » 115-26-136

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

Search the Gallery
[Advanced Search](#)

115-26-136

Date: 04/13/2011
Size: 24 items

- 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



« 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**

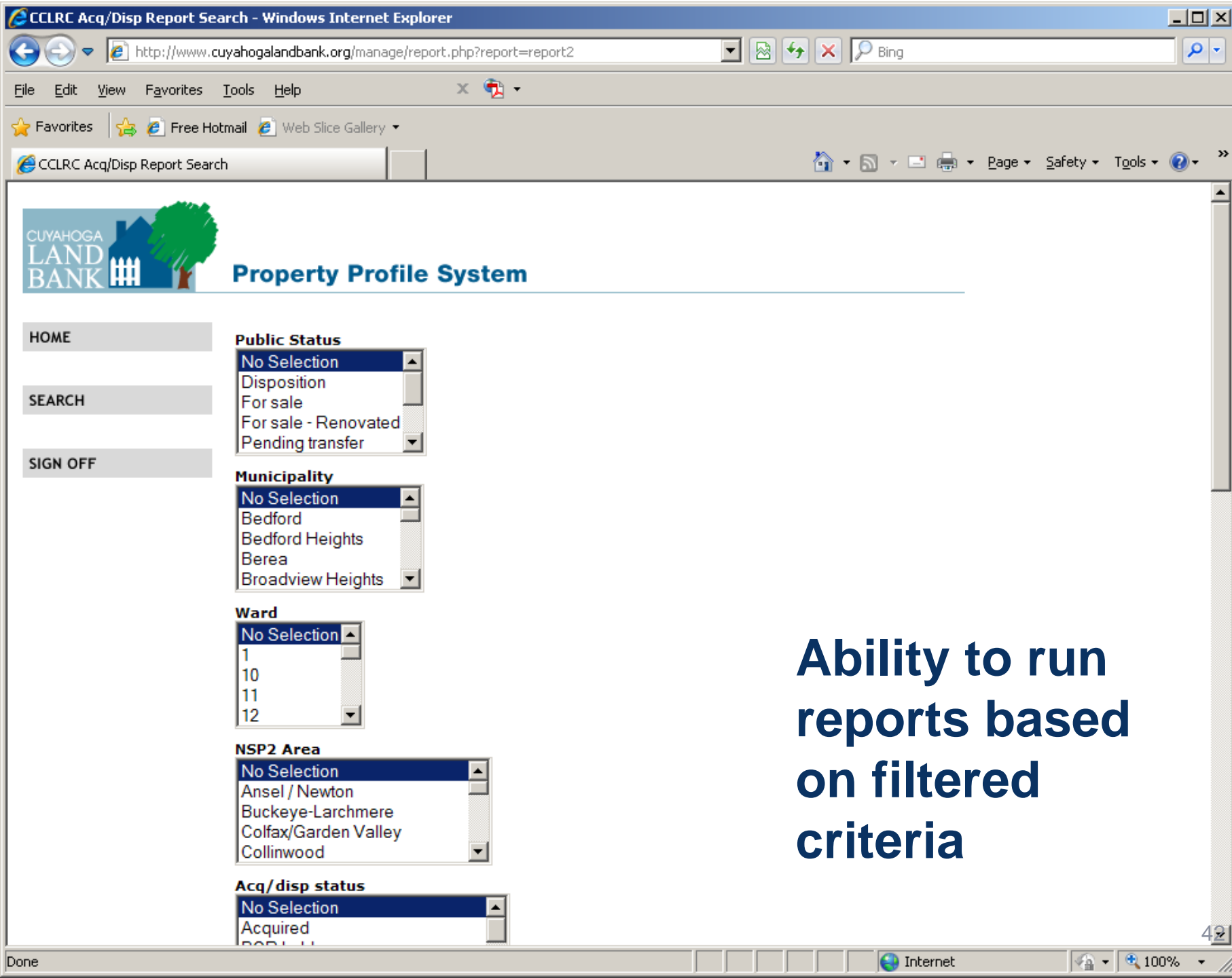
Date: 04/07/2011



« 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 photo management

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








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

Renovated Homes

781-15-110



5529 Clement Ave
Maple Heights
\$70,900

785-02-071



15001 Reddington Ave
Maple Heights
\$72,900

543-24-095



13300 Orme Rd
Garfield Heights
\$66,900

785-01-137



14204 Kennerdown Ave
Maple Heights
\$

681-07-039



641-12-075



682-27-056



Status changes when internal data change

3427 W 62nd St (016-16-114)



Who We Are

What We Do

Engage Us

What's Happening

What We Do

Strategic Land Assembly
Demolition and Vacant Lot Reuse
Housing
Preservation and Inspection
Collaborations and Partnerships
Land Bank Properties

Land Bank Properties

Click to show [For Sale/To Renovate](#) Land Bank Properties.
Click to show [Owner Occupant Buyer Advantage Program](#) Properties.
Click to show [Renovated](#) Land Bank Properties.

Cities have first right of refusal for properties within their jurisdictions for the first this website.

To begin the buying process for For Sale/To Renovate properties, please [Application](#), the [Housing Quality Standards](#), the [Property Transfer Policy](#) and of our website, and call 216-698-8853.

Parcel	Address	Date posted		Municipality	Cleveland Ward
016-16-114	3427 W 62nd St	09-27-2012	NEW	Cleveland	15
016-23-099	3496 W 45th St	09-27-2012	NEW	Cleveland	14
642-23-115	20796 Westport Ave	09-27-2012	NEW	Euclid	
683-04-094	3797 Montevista Rd	09-27-2012	NEW	Cleveland Heights	
002-14-073	1443 W 50th St	09-26-2012	NEW	Cleveland	15
005-14-129	3158 W 105th St	09-26-2012	NEW	Cleveland	17
017-05-006	3191 W 90th St	09-26-2012	NEW	Cleveland	16
017-05-081	3243 W 88th St	09-26-2012	NEW	Cleveland	16

To begin the buying process, review the [Property Purchaser Application](#), the [Housing Quality Standards](#), the [Property Transfer Policy](#) and [Rehabilitation Programs](#) section of our website, and call 216-698-8853.

Review [Renovation Specification](#)

Parcel Number	016-16-114
Address	3427 W 62nd St
Status	For sale
List Price	\$12,000
Date Posted	09-27-2012
Municipality	Cleveland

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



Property CLRC Property Profile

CANCEL

Use this form to request a showing. After you fill out this form, a representative of the CCLRC will be in contact.

* required information

Parcel Number

001-08-089

Address

1328 W 87TH ST

Neighborhood

Edgewater

Ward

16

Name *

Company

Phone *

Cell Phone *

Email

Any special instructions or notes

CCLRC Regular Showing requested in Cleveland (Neighborhood: Old Brooklyn Ward: 13) (automated message)

CCLRC Showings System - New Showing [iahern@cuyahogalandbank.org]

Sent: Mon 11/26/2012 2:29 PM

To: Michael Schramm; Shannon Imes; Ian Ahern

CCLRC Representative:

A request for a **Regular Showing** on the following property has been submitted: 5111 WICHITA AVE, Cleveland, 44144 (Neighborhood: Old Brooklyn, Ward: 13).

Log on to the following website to 'claim' the showing and obtain contact information.

<http://www.cuyahogalandbank.org/manage>.

Remember, the first party to log on and 'claim' gets the showing. Also, the Cuyahoga County Land Reutilization Corporation **strongly** encourages you to schedule multiple showings on the same property at the same time. If you 'claim' a property and are unable to show it within **48 hours**, you must unclaim it immediately by clicking the 'details' link for the property/showing and then push the 'Unclaim' button on the left side. When the showing is complete, be sure to enter showing date/time and then push 'Complete' on the left side of the property/showing details page.

If there is an issue at the house, contact me.

Thanks,
Ian Ahern

iahern@cuyahogalandbank.org

Document creation – from field (acquisition assessment)



ACQUISITION ASSESSMENT

1

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

Bldg ____ of ____ 1

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)

Occupant: annie Mae

Neighborhood: South Collinwood NSP2 Area: Collinwood

Market Value: \$66,400 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.) - Rect

Garage

0 S.F. - None

Describe Street Characteristics

Street fine. No board ups

STRUCTURE

Type (Field Verify): Two family
Style: Colonial
Year Built: 1920
Sq.Ft. (Structure): 2500, 2 units
Sq.Ft. (Basement): 1225 S.F.
Bedrooms/Baths/ ½ Baths: 5/2/0
Lot Size: 40' X 90' (3,600 S.F.) - Rectangular
Garage: 0 S.F. - None

Desi

Street fr

Prog

- S
- N
- E
- V
- F

Exterior (Describe General Conditions)

Roofing: Older

- Multiple Roof Layers Missing/Deteriorat
- Missing/Deteriorated Fascia & Soffits

Siding (Condition): Nice, Brick

- Aluminum Vinyl Wood
- Brick Other

Windows (Condition): Old

- Original Dbl. Hung Replacement Windows

Porches: Front-ok; Rear need work

- Deteriorated Deck Deteriorated Columns
- 2-Story Porches

Driveway :

Concrete-ok

Garage :

None

- Secured Unsecured Insufficient roo

Additional Review

Summary:

Home has many nice qualities yet will need many re
nice. Some of the interior doors are very nice. On th
need to be repaired/replaced. Basement is wet with
interior doors are, I feel it is worth at least an addit

115-26-136, 782 Alhambra Rd, Cleveland, OH 44110



3

6700 Rogers Ave Cleveland, OH 44127 PPN: 125-10-046
Property Type: Single Family
Lot Dimensions: 30' X 80'
Building Size: 1395 S.F.
Basement Size: 840 S.F.
Garage Size: None
Please fill in a price below where dollar signs are included. Provide all necessary labor and material to complete the following scope of work. Notify CCLRC if any unique site conditions require immediate discussion.



1. Demolish house and all ancillary structures on property such as garages, and sheds, and all paved surfaces including driveways, service walks and patios, unless otherwise noted. Haul debris to an appropriate landfill. All structural elements, including basement walls and floor, are to be removed unless otherwise noted. \$ _____

2. Foundation: Remove all unless portions of foundation are needed to support neighbor's driveway, sidewalk, or adjacent structure. If portions of the foundation are left to support an adjacent structure, the foundation should be removed to at least 18 below finished grade.

3. Existing Pavement Conditions: Install lawn per Item 6 below. Curbs at this site WILL NOT be replaced under this contract. Retain City sidewalk in its current condition unless a repair is specified. Damage to public sidewalks, curbs and streets must be corrected or repaired pursuant to the City's regulations.
PROPERTY HAS NO APRON!!

4. Remove foundation plantings. Tree notes: Preserve the trees that you can.

5. After the removal of the building, asphalt/concrete slabs, etc., all removed items shall be undercut to suitable material and then backfilled with approved clean fill material and compacted in lifts sufficient to prevent uneven settlement.

6. Provide a finished site that is level and free of construction debris, brush and trash, including along lot lines and in tree lawn. The contractor is responsible for completing all site finish specifications LISTED IN ITEM 9.

7. Fence Notes: None

8. Asbestos Survey Findings: RACI wrap-basement. Abatement will be a survey will be forwarded to the wini

Document creation
– Demo Spec

SAVE CHANGES

CLOSE

Demo Spec - 125-10-046

Demo Set

1208E-05

Demo Batch

1208E

Address

6700 Rogers Ave

City, State Zip

Cleveland, OH 44127

PPN

125-10-046

Property Type

Single Family

Lot Dimension

30' X 80'

Building Size

1395 S.F.

Basement

840 S.F.

Garage

None

Generated Information

Cuyahoga County Land Reutilization Corp. Genera

Spec 1

1. Demolish house and all ancillary s
garages, and sheds, and all paved sur
walks and patios. unless otherwise no
landfill. All structural elements, in
to be removed unless otherwise noted.

Spec 1 bold

DEMO SITE VISIT DATE:

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

Month	Day	Year
08	16	11

Demolition complete inspection	Grass/lot grading i
Complete - With Issues <input type="button" value="v"/>	Complete - No Issue

Demo general observations

Structure has been demolished.8.16.2011.Demo removal of apron as required by demo specs

Demo opinion

Contractor to return to remove apron.



**Cuyahoga County Land Reutilization Corporation
Demolition - Final Field Notes**

Date of Demolition: August 18, 2011
Date of Site Visit: August 18, 2011

Contractor: Greenstart
Site: 4301 S Hills Dr, Cleveland, OH 44109
PPN: 009-21-130
Lot Dimensions: 40' X 110' (4,400 S.F.)



General Observations:

Structure has been demolished.8.18.2011.Demolition is complete except for the removal of apron as required by demo specs.9.14.2011

Contractor Punch List:

The following tasks need to be completed and documented with photographs before the CCLRC will make final payment.

Contractor to return to remove apron.

**Document creation
from field (demo
field notes)**



**NOTIFICATION OF ACQUISITION
REQUEST FOR REMITTANCE REMOVAL FROM THE TAX DUPLICATE**

The Cuyahoga County Land Reutilization Corporation (CCLRC) authorized by R.C. 5722.01 et seq. and 1724.01 et seq., is a nonprofit corporation ("LRC") authorized to acquire, hold and sell nonproductive property throughout Cuyahoga County. These properties may be received by direct transfer from the Cuyahoga County Sheriff, Conveyances in Lieu of Foreclosure, or acquisitions from other private parties. The County Auditor is then required, upon request, to remove from the county's tax lists and duplicates all taxes, assessments, charges, penalties and interest that are due and payable on the land effective on the date of filing of a deed. Wherefore, pursuant to R.C. 323.74(G), 5709.12(D)(2), 5722.21(E), and 5723.04(B), this instrument serves as the official request by the following property(s) from the tax list and duplicates.

125-10-046
Permanent Parcel Number

6700 Rogers Ave
Street Address

07/25/12
Date of Transfer



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
DEMOLITION OF CCLRC OWNED PROPERTY**

Notice to Proceed

Miles Builders; a registered demolition contractor authorized and ordered to demolish the structure

Property Information:
Address: 6700 Rogers Ave

Cleveland, OH 44127

PPN: 125-10-046

Structure Type: Single family

Contract Information:
Contract Price: \$6500.00

Contractor's Signature and Title
Print Name

Owner: Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue, Suite 160, Cleveland, OH 44113

Notice to Proceed Date: October 24, 2012

Demolition to be completed by: December 8, 2012

Cheryl Stephens, Director of Acquisition and Disposition
Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue, Suite 160
Cleveland, OH 44113

This instrument is invalid without the proper NESHAP notification of demolition to the
Cleveland Division of Air Quality Control

Contracted by: SafeAir Contractors



**EXHIBIT B
CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**

**ASBESTOS ABATEMENT
NOTICE TO PROCEED**

SafeAir Contractors, Inc., a licensed and registered asbestos hazard abatement contractor is hereby authorized and ordered to proceed under contract dated October 19, 2011, to perform an asbestos abatement on the Building(s) located as follows:

Property Information:

Address: 6700 Rogers Ave
Cleveland, OH 44127
PPN: 125-10-046
Structure Type: Single family



Referenced Asbestos Survey/Inspection Report Date: August 8, 2012

Summary Scope of Work: 8520 SF wall and ceiling plaster throughout; 9 SF pipe wrap-basement

Price: \$14990.00

Contractor's Signature and Title _____ Date _____
Robert Parks AC1237
Print Name _____ License # _____
SafeAir Contractors, Inc.
Company Name _____

Property Owner/Agent: Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue, Suite 160, Cleveland, OH 44113
216-698-8853

Notice to Proceed Date: October 12, 2012

Completion Date: November 11, 2012

Acceptance: _____ **Date:** _____
Cheryl Stephens, Director of Acquisition, Disposition and Development

This Proceed Order is invalid without the proper NESHAP notification's submission to the Cleveland Division of Air Quality Control.

Demolition to be performed by: Miles



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
ASBESTOS SURVEY OF CCLRC OWNED PROPERTY**

Notice to Proceed

23823 LTD, a registered asbestos hazard evaluation contractor is hereby authorized and ordered to conduct an asbestos survey on the structure(s)

Property Information:

Address: 6700 Rogers Ave
Cleveland, OH 44127
PPN: 125-10-046

Structure Type: Single Family Dwelling

Contract Information:

Contract Price: \$580

Contractor's Signature and Title _____ (Date) _____

Print Name
23823 LTD
Company Name

Property Owner: Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue, Suite 160, Cleveland, OH 44113

Notice to Proceed Date: August 8, 2012

Survey to be completed by: August 22, 2012

Cheryl Stephens, Director of Acquisition and Disposition
Cuyahoga County Land Reutilization Corporation
323 W. Lakeside Avenue, Suite 160
Cleveland, OH 44113

BOR/ Party from

Request CCLRC

Approval We, the of the pr

County

Date of

Copy of



CarTeCor Management - Property Maintenance

[Back to Invoice List](#)

[Approve ALL that are NOT already denied](#)

Property Maintenance Module – Grass Cutting, Inspections, Securing, etc (all work orders, charges, etc tracked in property profile system)

Action	Approval	Work Order Number	Parcel	Address	City, State, Zip
Deny		123-20-083_0014_MAINT (Photo popup)	123-20-083	4418 Lester St	Cleveland OH 44127
Deny		123-20-083_0015_MAINT (Photo popup)	123-20-083	4418 Lester St	Cleveland, OH 44127

Property Maintenance History

Parcel	Contractor Work Status	Work Order Number	Time Record Created	Contractor Name	Work Type	Work Description	Complete work by	Date submitted to CCLRC	Description of A La Carte Costs	Inspection date
123-20-083	Assigned	123-20-083_0016_MAINT (Photo popup)	2012-11-27 10:01:47	CarTeCor Management	Regular Maintenance	Property inspection within 14 days of last inspection, if grass cut is needed or debris removal (bid over 5 cubic yards [removal of leaves and twigs do not count]) check yes on PMR for yard care.	2012-12-08			
123-20-083	Completed	123-20-083_0015_MAINT (Photo popup)	2012-11-16 13:01:36	CarTeCor Management	Regular Maintenance	Property inspection within 14 days of last inspection, if grass cut is needed or debris removal (bid over 5 cubic yards [removal of leaves and twigs do not count]) use ala carte grass charge.	2012-11-29	2012-11-26 18:45:42	(Grass/Yard Cleanup Charge: Yes [\$10])	2012-11-24
123-20-083	Completed	123-20-083_0014_MAINT (Photo popup)	2012-10-25 16:01:23	CarTeCor Management	Regular Maintenance	Lawn Maintenance within 14 days of last cut, exterior inspection, debris removal (bid over 5 cubic yards [removal of leaves and twigs do not count]).	2012-11-08	2012-11-16 10:40:20		2012-11-15
123-20-083	Completed	123-20-083_0013_MAINT (Photo popup)	2012-10-09 16:01:12	CarTeCor Management	Regular Maintenance	Lawn Maintenance within 14 days of last cut, exterior inspection, debris removal (bid over 5 cubic yards [removal of leaves and twigs do not count]).	2012-10-21	2012-10-25 14:24:31		2012-10-25

CCLRC Property Maintenance Assignments - CarTeCor Management - (automated message)

CCLRC Property Maintenance System [awhitaker@cuyahogalandbank.org]

Sent: Mon 11/26/2012 4:07 PM

To: ...

Dear CarTeCor Management Representative,

Please log on to <http://www.cuyahogalandbank.org/manage> to accept, review, and complete property maintenance assignments.

The below information represent new assignments, messages, and cancellations assigned since the last email was sent.

Please contact me if you have questions.

Thanks,
 Angela Whitaker
 Programs Assistant
 Cuyahoga County Land Reutilization Corporation
 323 West Lakeside Ave, Suite 160
 Cleveland, OH 44113
 (216) 698-2311 (ph)
 (216) 698-8972 (fax)
awhitaker@cuyahogalandbank.org

Initial Property Maintenance Assigned

Parcel	Work Order Number	Address	City, State, Zip	Complete work by	Work Type	Base Price	Work Description	Contractor Work Status	Contractor Name
No Initial Property Maintenance Assigned									

Ongoing Property Maintenance Assigned

Parcel	Work Order Number	Address	City, State, Zip	Complete work by	Work Type	Base Price	Work Description	Contractor Work Status	Contractor Name
137-13-069	137-13-069_0015_MAINT	3687 E 139th St	Cleveland, OH 44120	2012-12-05	Regular Maintenance	25	Property inspection within 14 days of last inspection, if grass cut is needed or debris	Assigned	CarTeCor Management

VERIFICATION

I, Darryl Moore, verify that:

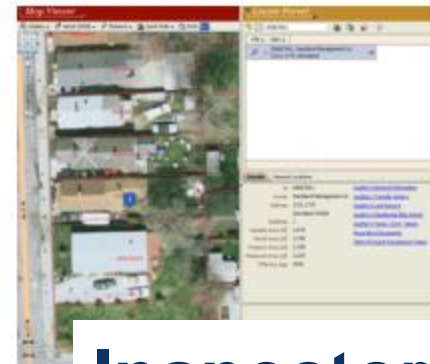
1. I am over the age of eighteen (18) and of sound mind;
2. I have personal knowledge of the facts herein;
3. On or about 9-26-2012, on behalf of the Cuyahoga County Land Reutilization Corporation, I inspected a property located at:
3131 W 17th St, Cleveland OH, 44109
Permanent Parcel No. 008-07-061
4. Based on the inspection referenced above, I marked and/or otherwise identified below my observations about said property.

["X" ALL THAT APPLY TO PARCEL]

- | | |
|--|---|
| <input type="checkbox"/> Occupied Structure | <input type="checkbox"/> Absence of utility service hook -ups or billing |
| <input checked="" type="checkbox"/> Unoccupied Structure | <input checked="" type="checkbox"/> Boarded up Structure |
| <input type="checkbox"/> Business/Commercial/Mixed Residential- Commercial | <input type="checkbox"/> Open vacant and/or vandalized |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Condemned by political subdivision (attach order/notice) |
| <input type="checkbox"/> Abandoned/Vacant Lot | <input type="checkbox"/> Statutory drug/nuisance condemnation (attach order/notice) |
| <input type="checkbox"/> Not Agricultural Lands | <input type="checkbox"/> Building/environmental code violations |
| <input type="checkbox"/> Overgrown weeds | |
| <input type="checkbox"/> Dumping/Noticeable Accumulation of Trash/Debris | |
| <input type="checkbox"/> Other _____ | |
| _____ | |
| _____ | |

X _____

RRNS2102.09



Inspectors survey property and enter status into PPS

008-07-061, 3131 W 17th St, Cleveland O



Instant Production Report

[Back to PPS Homepage](#)

**** CCLRC Production Report ****
****This report is currently in development stage****

Total Properties Transacted to date = 2609

Total Properties in inventory (that we currently hold title to) Assessment status of properties in initial review, initial review - direct transfer, purchase agreement executed and contracting to date: 11/27/2012

Total Properties Disposed to date = 1354

Total Properties Demolished to date = 1305

Acquisition Detail by Year

Status	2009	2010	2011	2012
Acquired	35	493	822	1259

Acquisition Detail by Month

Status	Nov-2011	Dec-2011	Jan-2012	Feb-2012	Mar-2012	Apr-2012	May-2012	Jun-2012	Jul-2012	A
Acquired	32	90	70	53	65	88	252	121	179	2

Disposition Detail by Year

Status	2009	2010	2011	2012
Disposed	1	85	481	783

Disposition Detail by Month

Status	Nov-2011	Dec-2011	Jan-2012	Feb-2012	Mar-2012	Apr-2012	May-2012	Jun-2012	Jul-2012	A
Disposed	24	51	6	116	29	16	27	41	27	2

Properties Acquired by Source to date: 11/27/2012

Property Source	Total
BOR/Tax Foreclosure	674
Fannie Mae	606

Assessment Status	Total
	198
Demolition	130
Pass Through	2
Renovate	78
Vacant lot	7

Completed Demolitions - Detail by Year

Demolition Status	2009	2010	2011	2012
Demo - Complete	0	142	488	675

Completed Demolitions - Detail by month

Demolition Status	Nov-2011	Dec-2011	Jan-2012	Feb-2012	Mar-2012	Apr-2012	May-2012	Jun-2012	Jul-2012	Aug-2012	Sep-2012	Oct-2012	Nov-2012
Demo - Complete	76	56	55	68	67	67	49	48	47	64	60	83	67

Vacant Lot transfers by Disposition Type to date: 11/27/2012

Disposition Type	Total
Municipality	873
Nonprofit	33
Private	66

Vacant Lot Transfer by Disposition Type - Detail by Year

Disposition Type	2009	2010	2011	2012
Municipality	1	48	320	504
Nonprofit	0	4	6	23
Private	0	9	19	38

Vacant lot transfers by Disposition Type - Detail by month

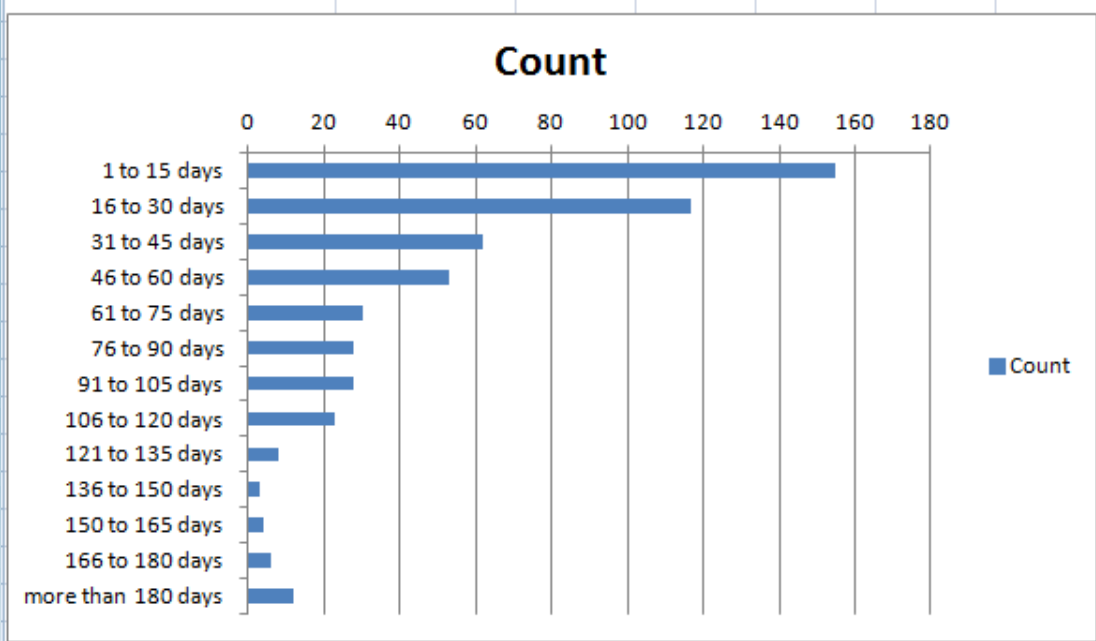
Disposition Type	Nov-2011	Dec-2011	Jan-2012	Feb-2012	Mar-2012	Apr-2012	May-2012	Jun-2012	Jul-2012	Aug-2012	Sep-2012	Oct-2012	Nov-2012
Municipality	0	34	1	105	3	2	0	2	3	131	164	68	25
Nonprofit	1	1	0	0	7	0	0	2	1	3	10	0	0
Private	5	0	0	2	3	1	4	5	4	9	3	2	5

Structures sold by Disposition Type to date: 11/27/2012

Data can be exported to create metrics

Number of days between demo proceed date and demo complete date*		
<i>Prepared Oct 15, 2012</i>		
Day Ranges	Count	Percent
1 to 15 days	155	29.30
16 to 30 days	117	22.12
31 to 45 days	62	11.72
46 to 60 days	53	10.02
61 to 75 days	30	5.67
76 to 90 days	28	5.29
91 to 105 days	28	5.29
106 to 120 days	23	4.35
121 to 135 days	8	1.51
136 to 150 days	3	0.57
150 to 165 days	4	0.76
166 to 180 days	6	1.13
more than 180 days	12	2.27
Total Observed	529	100.00

*Proceed dates are captured in PPS as of May 1, 2011.



PPS 2.0

- Other land banks have expressed STRONG interest in licensing PPS for their property tracking and project management needs
 - Genesee, MI (Flint)
 - Cook, IL (Chicago)
 - Hamilton, OH (Cincinnati)
 - Mahoning, OH (Youngstown)
 - Summit, OH (Akron)
 - Trumbull, OH (Warren)

The more land banks that participate – the cheaper it will be to implement for everyone

PPS 2.0

- To adapt PPS for other land banks a major redesign is underway
- Not an off-the-shelf product - instead a series of building blocks are being developed that can be combined to make every land bank's version unique (no database will be alike)
- Administrative features allowing you to create custom reports, fields, alerts and menus and add business logic. This will be done either directly through the application or developed by the Cuyahoga Land Bank as needed

***Land banking operations,
though perceived as straight
forward are actually
nuanced and complex***

A data system built for land banks, by a land bank!

- We believe we are one of the national leaders in land banking
- We believe that data are critical to efficient and smart land banking operations, success and credibility
- **Bottom line is the more efficient all land banks are, the better off the land banking movement will be**

CUYAHOGA LAND BANK



Thank you!
Questions?