



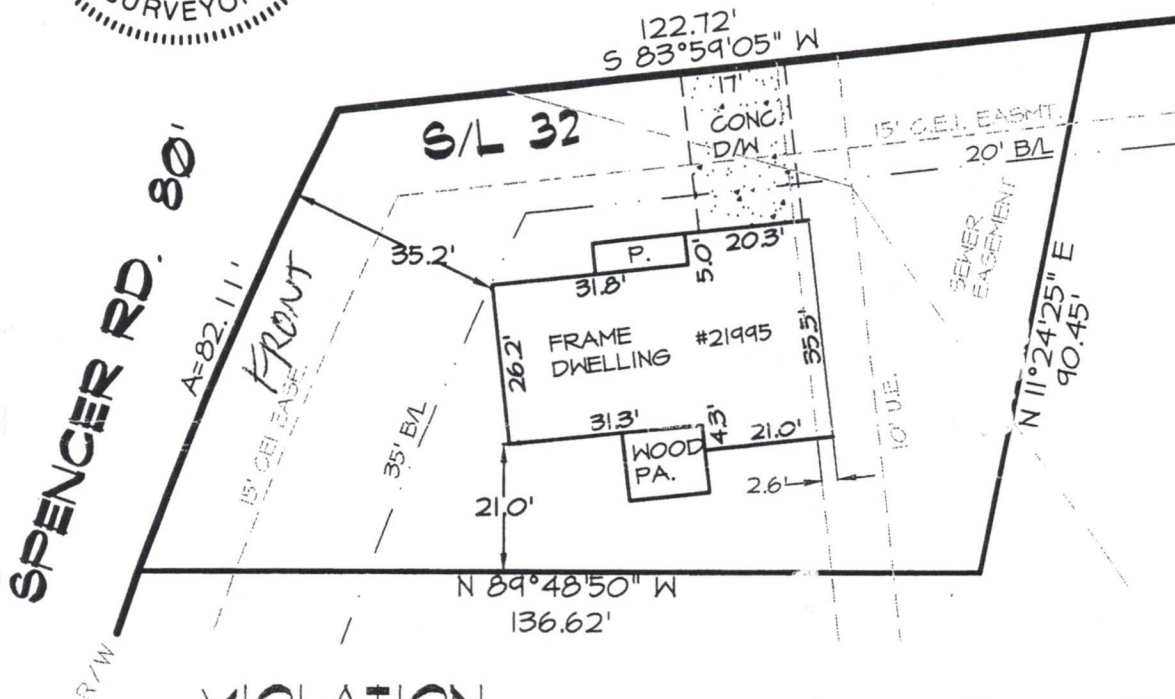
CAMPBELL &
ASSOCIATES, INC
Surveying • Engineering

(216) 642-8555
Fax: (216) 642-1162
5415 Schaaf Rd.
Suite #204
Independence, OH 44131
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY

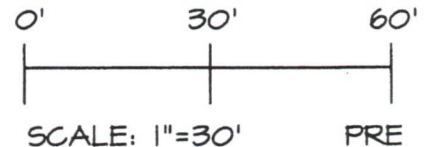


ADDINGTON BLVD 10'



VIOLATION

SUBJECT'S DWELLING VIOLATES 10'
UTILITY EASEMENT BY 2.6'
AS SHOWN.



Address 21995 Addington Boulevard

State of Ohio, County of Cuyahoga

City of Rocky River

New Owner Alberto and Julie Machinena

Allotment: Christensen Estates No 2

Plat Volume 221 Page 18

Client Order No. 0105-3071-MA

Date June 19, 2001

Present Owner Robert M and Loreen C Mizek

C & A Order No.
CL117943

This is to certify to **Bank One N A and/or Prospect Title Agency**

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Daniel J. Cook

Daniel J. Cook - Reg. Surveyor No. 7179



Cuyahoga County

Treasurer's Office

10

2079 East Ninth Street, Cleveland, OH 44115
For Assistance, Call 216-443-7420 (8:30am - 4:30pm - M-F)
Ohio Relay Service 711 (hearing impaired)

REAL ESTATE TAXES FOR SECOND HALF OF 2024 DUE DATE 7/17/2025

Parcel Number	Property Owner
303-31-002	MACHINENA, ALBERTO MACHINENA, JULIE
Property Address	Property Description
21995 ADDINGTON BLVD ROCKY RIVER OH 44116	15 CHRISTENSEN EST#2 0032 ALL

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 80,300	28,110	0	Residential
BUILDING 294,500	103,080		
TOTAL 374,800	131,190		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
ROCKY RIVER	134.20	.543523	61.259161

Tax Calculation	
REAL ESTATE TAXES	8,802.85
LESS TAX REDUCTION	-4,784.55
SUBTOTAL-ADJUSTED TAX	4,018.30
LESS NON BUSINESS CREDIT	-314.00
LESS OWNER OCCUPANCY CREDIT	-78.50
NET REAL ESTATE TAX	3,625.80
SECOND HALF TAX DUE	3,625.80
PAST DUE CURRENT TAX - 1ST HALF	.00
TOTAL DUE	3,625.80

Where Your Taxes Go	
	DOLLARS
SCHOOLS	1,971.63
MUNICIPALITY	568.23
COUNTY	796.62
LIBRARY	151.08
METROPARKS	138.24

* PLEASE SEE MESSAGE BELOW *

Full Year (Optional)	Half Year Due
XXXXXX	\$3,625.80

Payment Methods	
Mail your check or money order and the bottom portion of this bill in the enclosed envelope.	
ONLINE:	Pay by e-check (fee free) or credit/debit card (fee added) at cuyahogacounty.gov/treasury .
BY PHONE:	Call 1-877-738-1212 to pay by e-check (fee free) or credit/debit card (fee added).
IN PERSON:	Pay by cash, check, money order, or credit/debit card (fees apply) at the County Administrative Headquarters, 2079 E. 9th St, Room 1-100. Pay by check only at any Cuyahoga County Key Bank or Auto Title branch location, or using the drop box at the County Administrative Headquarters.

Taxes are not paid within 10 days of the date indicated above, a 10% penalty shall be applied.

Rev. 02/20/2025 / 1826

Detach here. Return bottom portion with your payment. Keep top portion for your records.
Please update your contact information on the back of this form.



TREASURER'S OFFICE
2079 EAST NINTH STREET
CLEVELAND, OH 44115
Call 216-443-7420 (8:30am - 4:30pm - M-F)

TAXES DUE FOR SECOND HALF OF 2024

Amount Due	Parcel Number
\$3,625.80 Due by 7/17/2025	303-31-002
Optional Full Year Amount	Amount Paid
XXXXXX	\$ _____

*****AUTO**SCH 5-DIGIT 44116 235 239

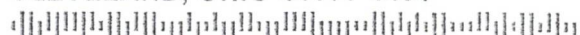


ALBERTO & JULIE MACHINENA
21995 ADDINGTON BLVD
ROCKY RIVER OH 44116-3955

MAKE CHECKS
PAYABLE TO

CUYAHOGA COUNTY TREASURER
P.O. BOX 94404
CLEVELAND, OHIO 44101-4404

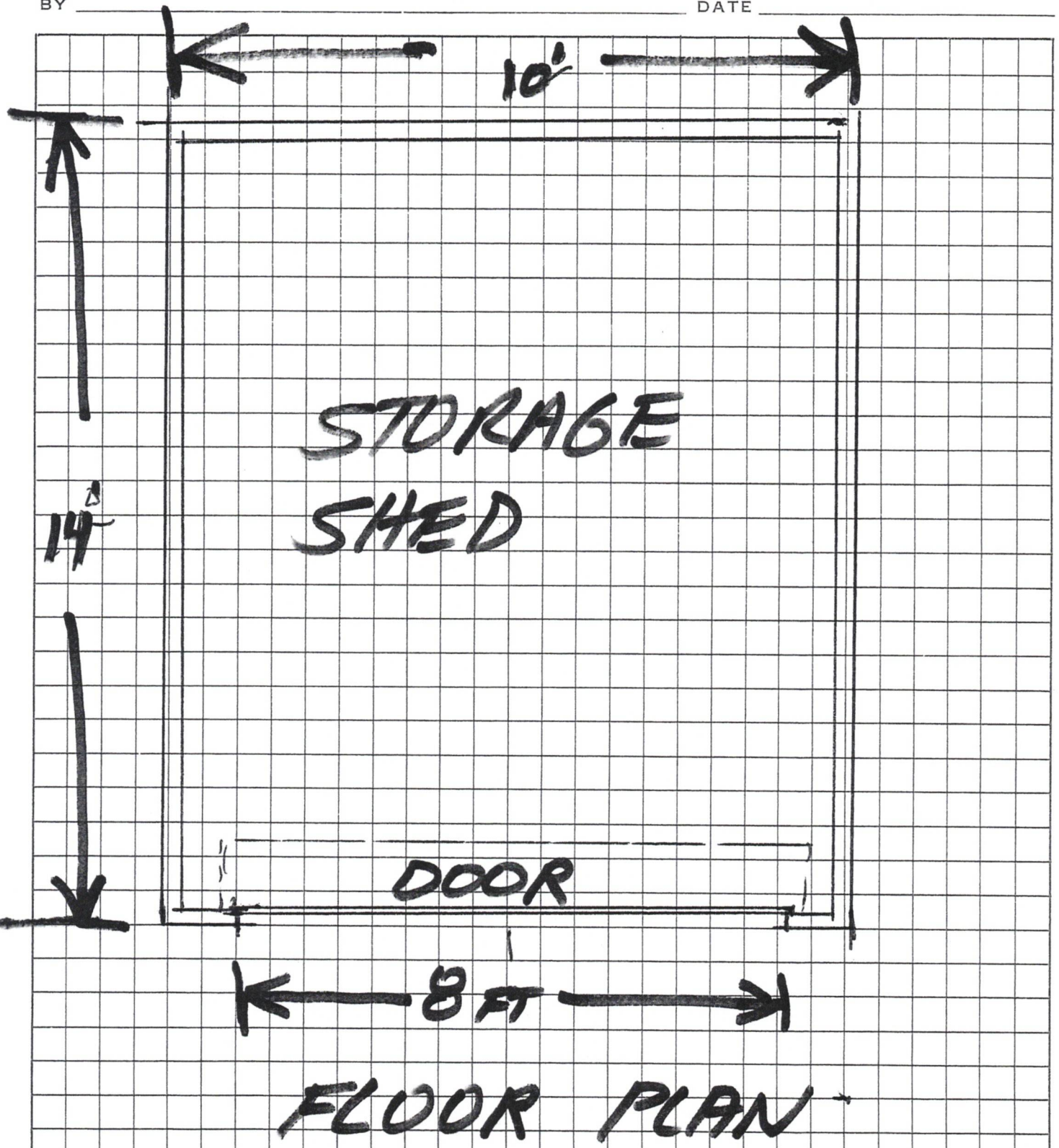
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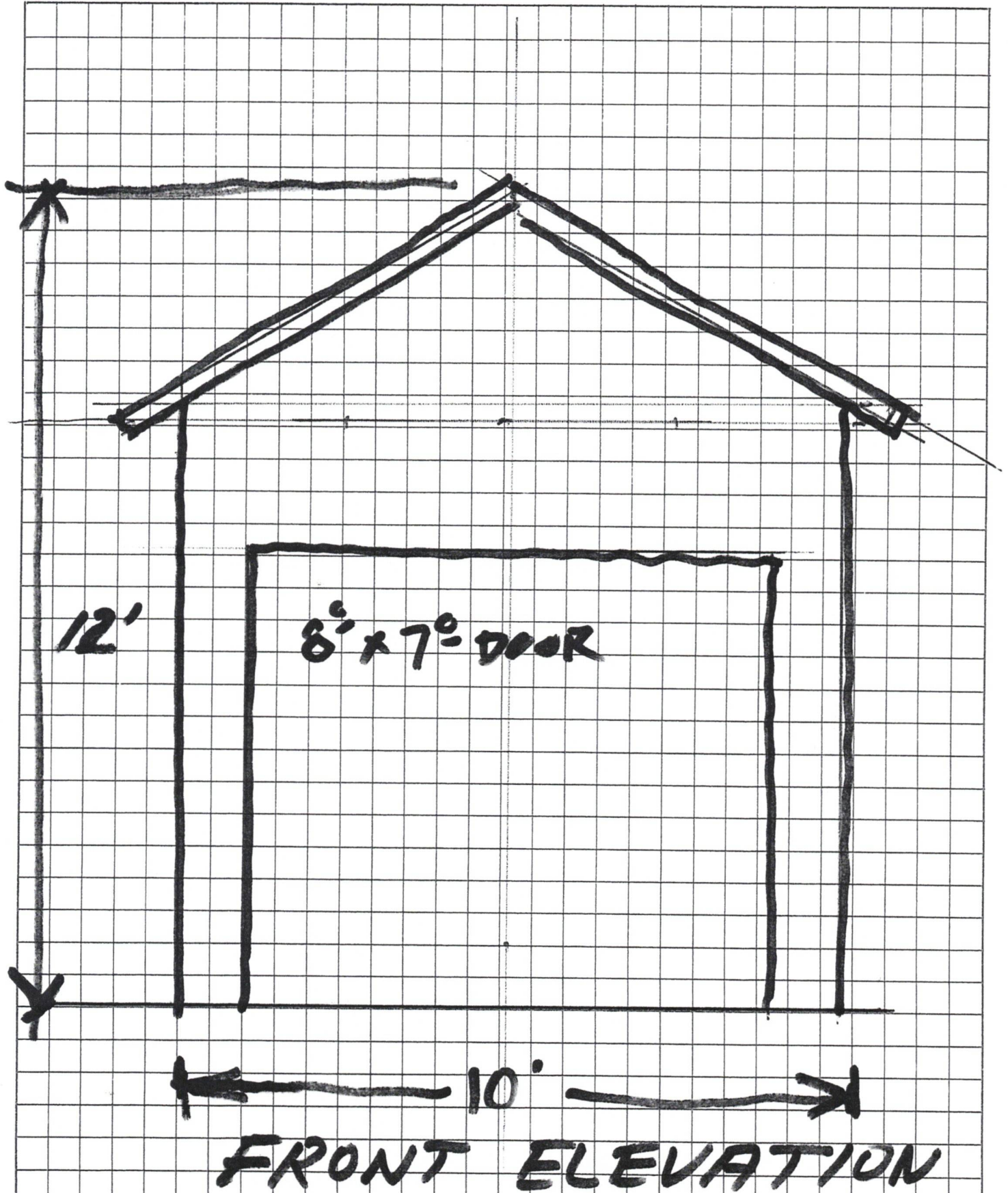
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BY _____ DATE _____



SUBJECT _____ PAGE NO. _____

BY _____ DATE _____

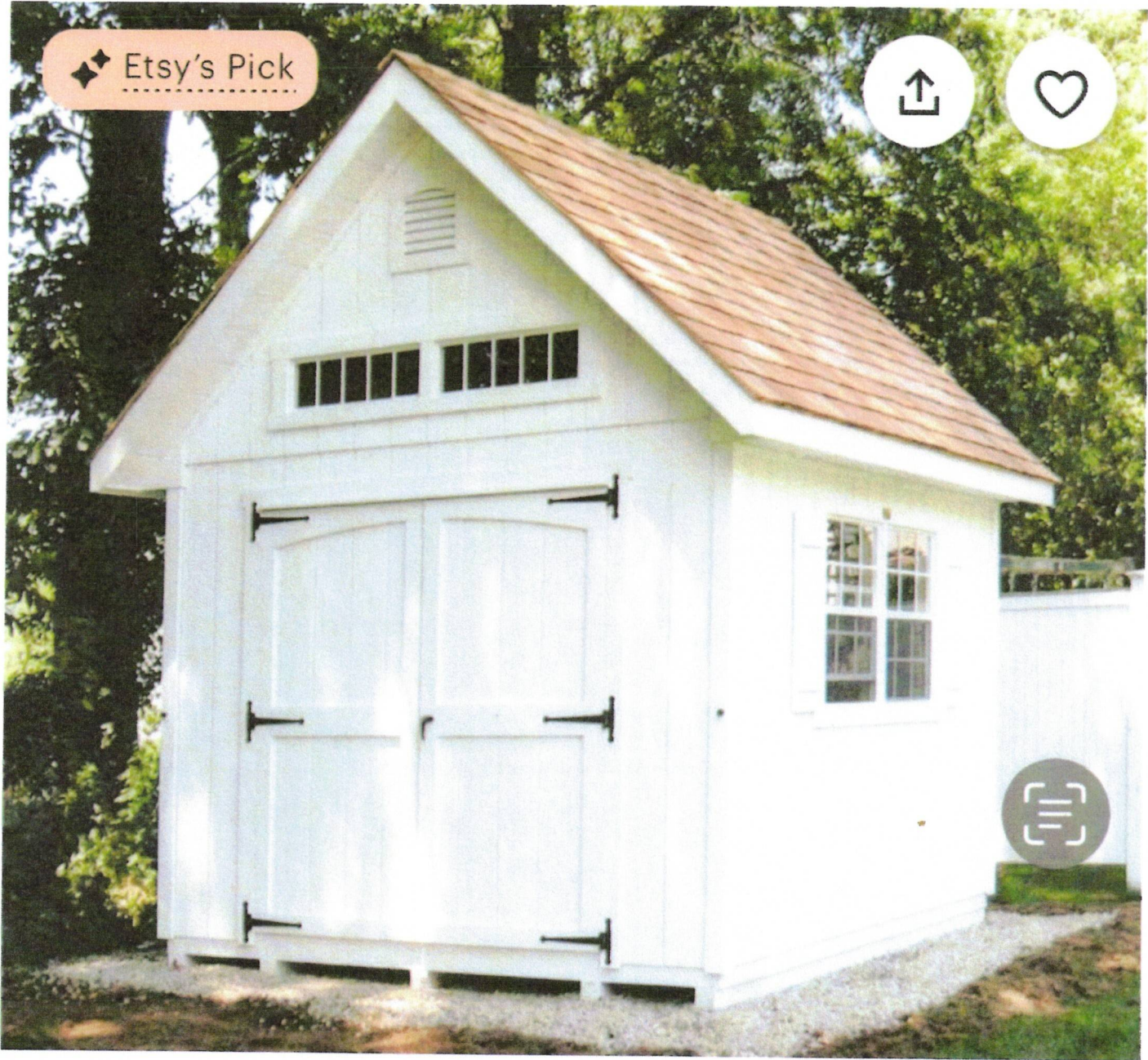




Alberto Machinena <albertomachinena58@gmail.com>

Pic
1 message

Alberto Machinena <albertomachinena58@gmail.com> Thu, Jun 26, 2025 at 1:11 PM
To: Alberto Machinena <albertomachinena58@gmail.com>

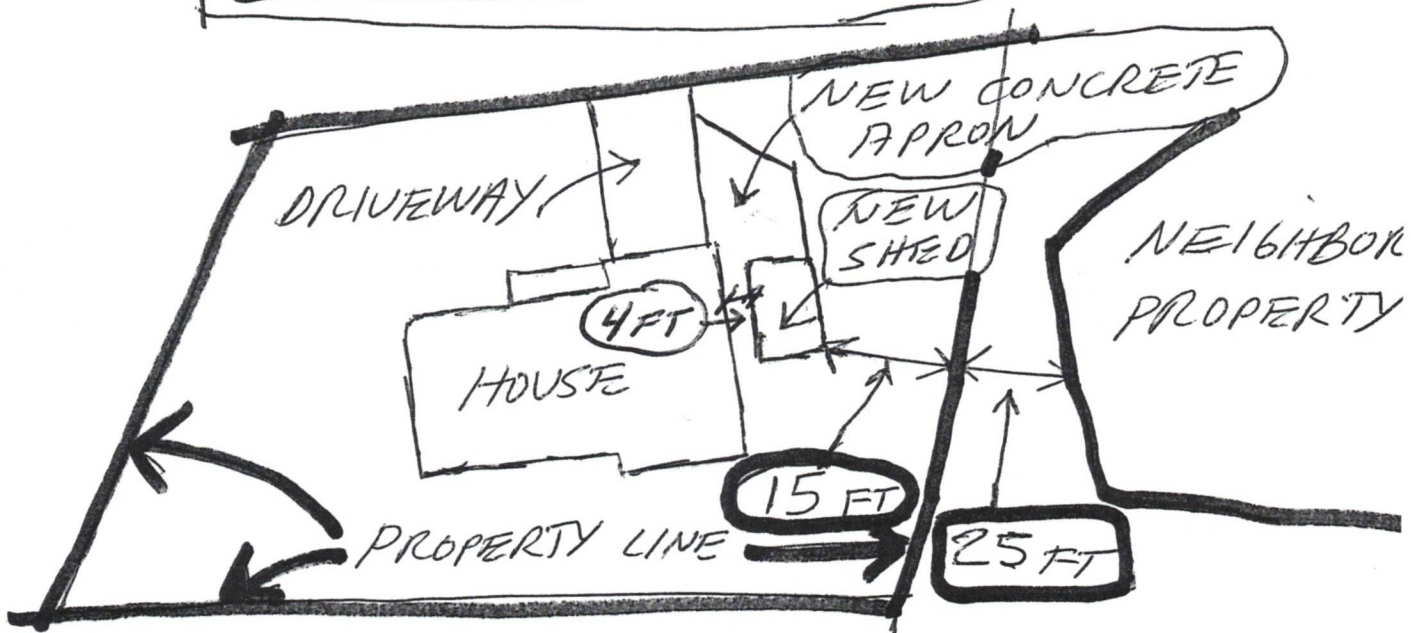


JUNE 26, 2025

21995 ADDINGTON BLVD.

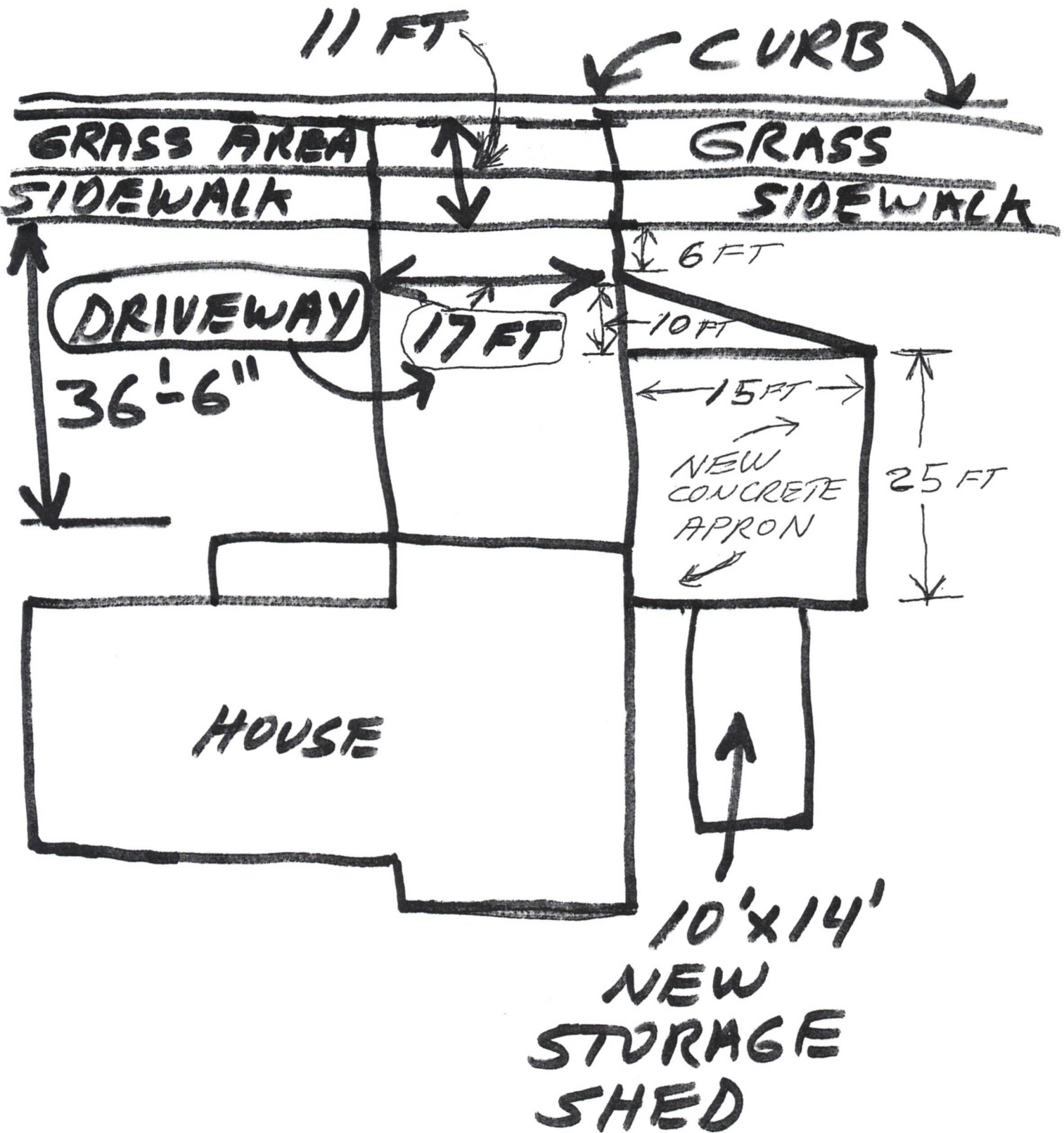
SHED STORAGE

DIMENSION TO NEIGHBOR
PROPERTY LINE AND HOUSE



N.T.S

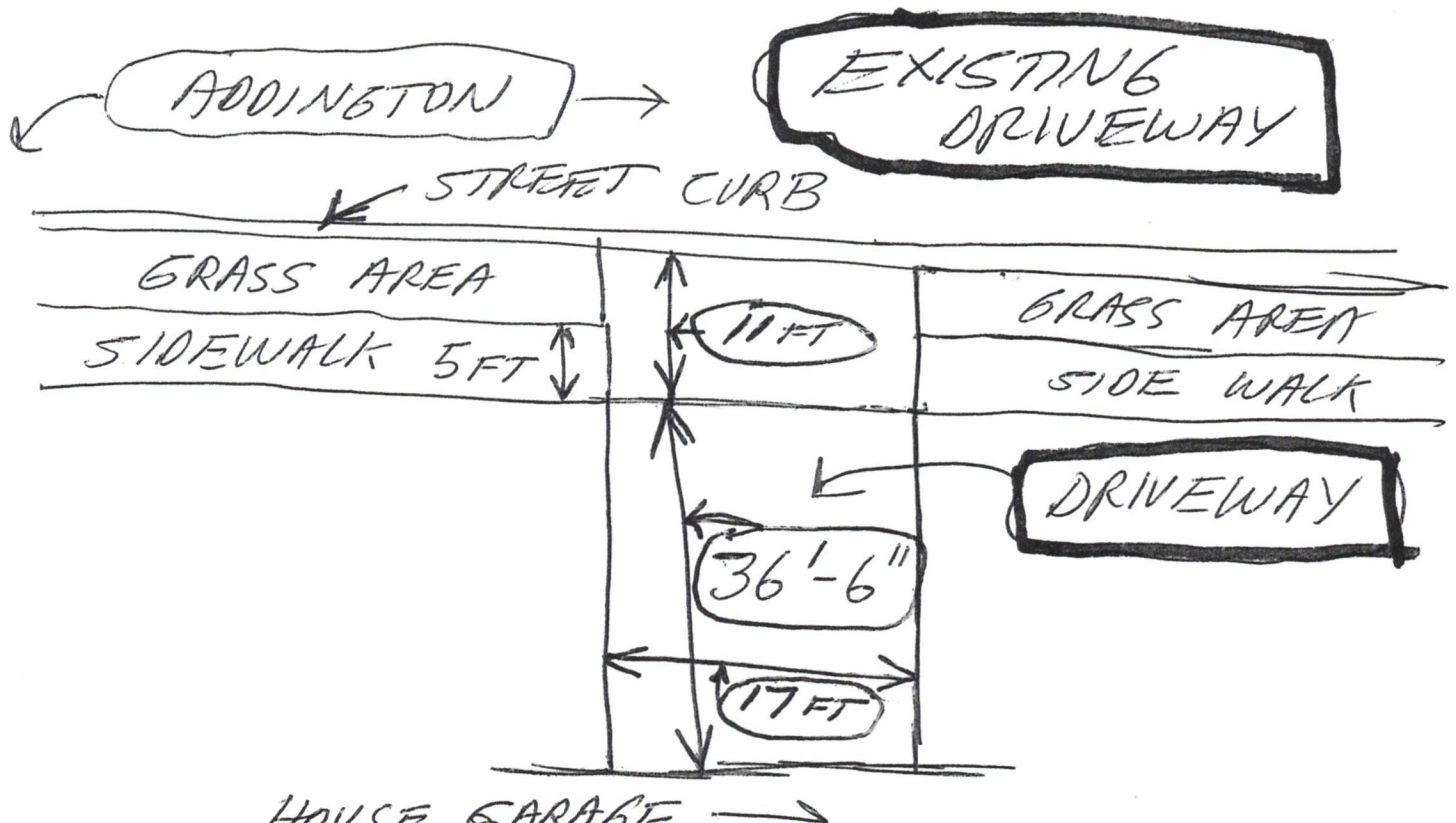
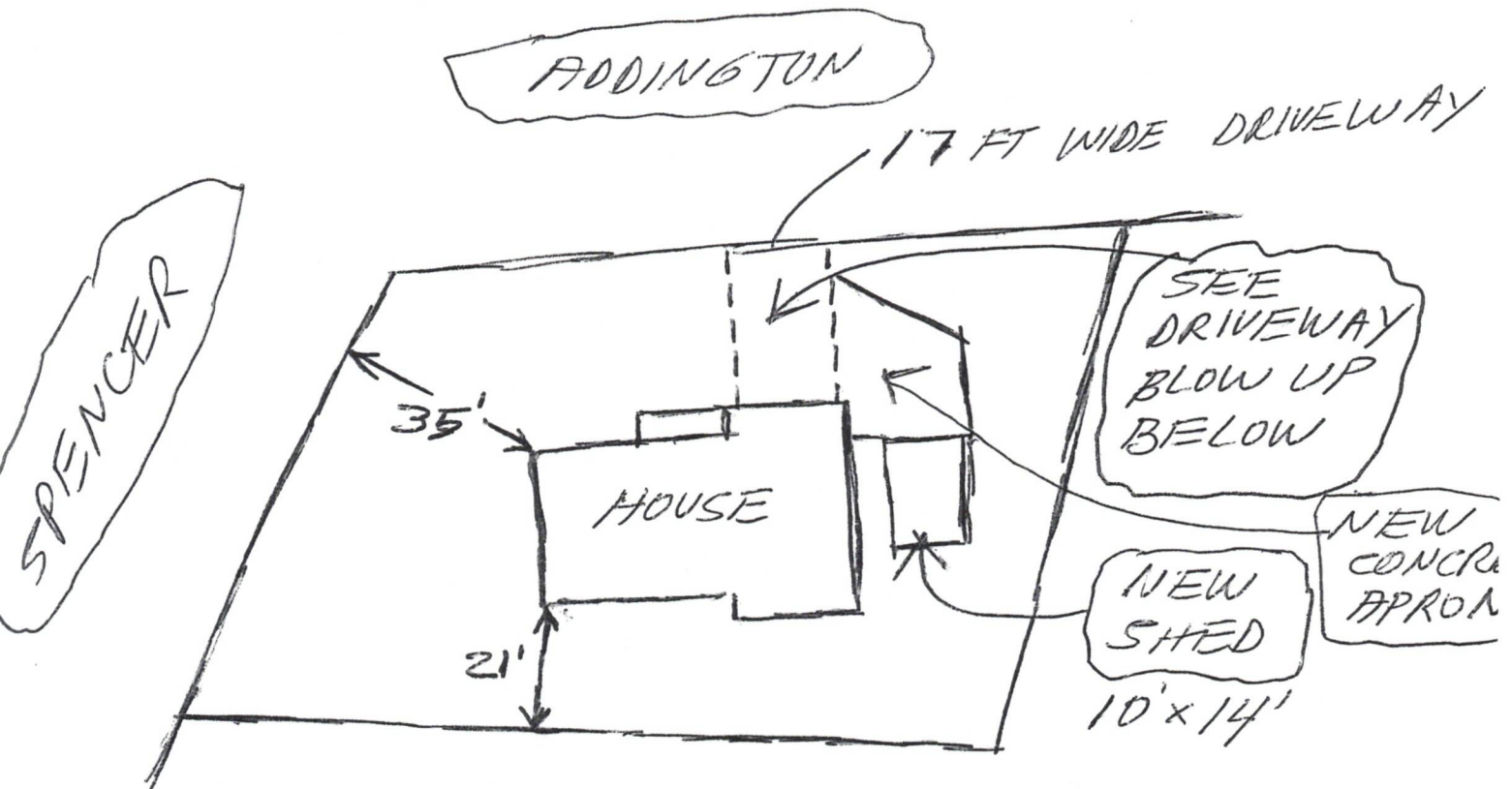
15. CONCRETE APRON DETAIL



21995 ADDINGTON BLVD.

16

6-26-2025 N.T.S.



17

21995 ADDINGTON BL



PICTURE FROM ACCROSS
THE STREET

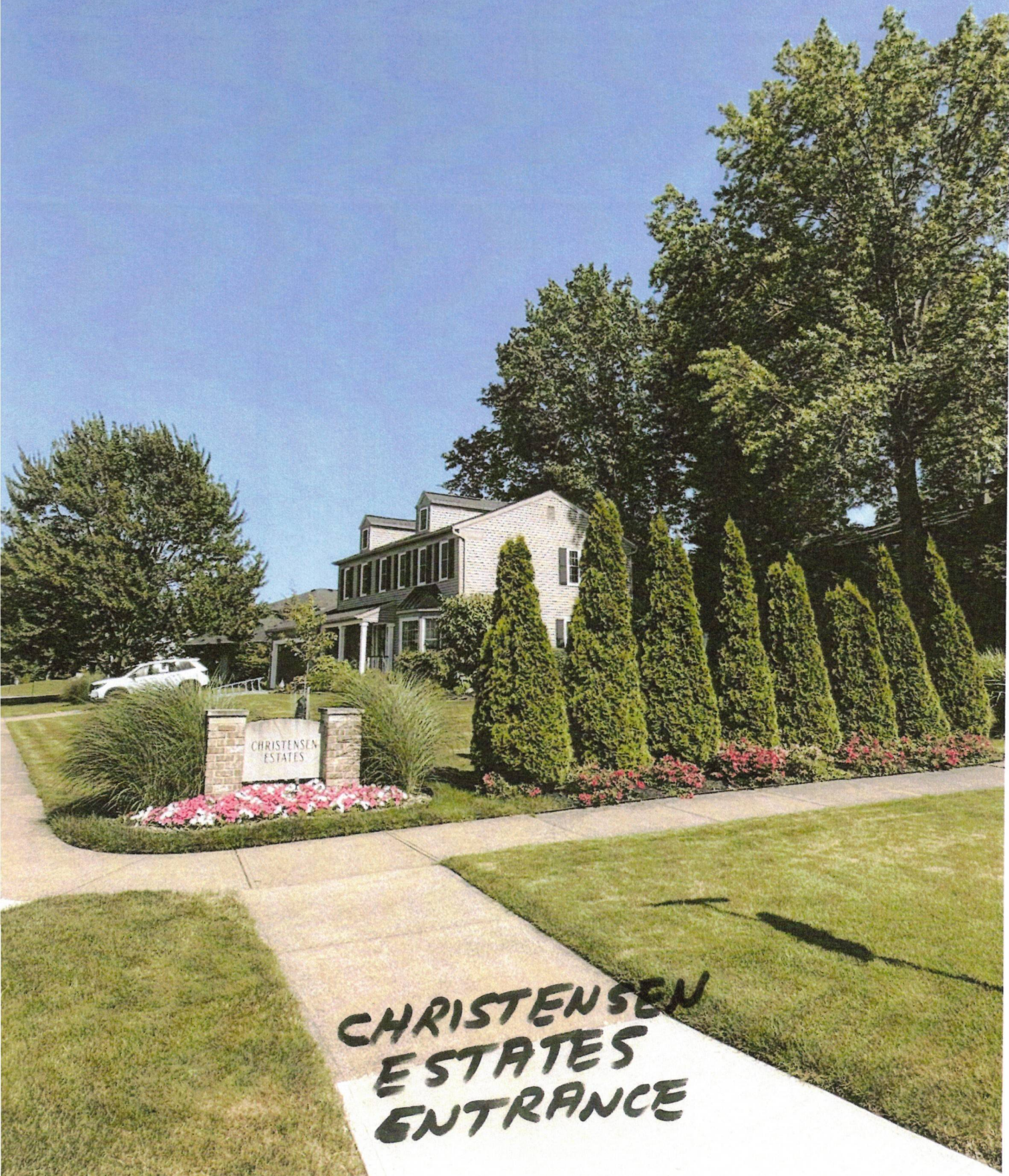
18



ADDINGTON

SPENCER

19



CHRISTENSEN
ESTATES
ENTRANCE



12 FT



STORAGE SHED

APRON

21

SHED
LOCATION



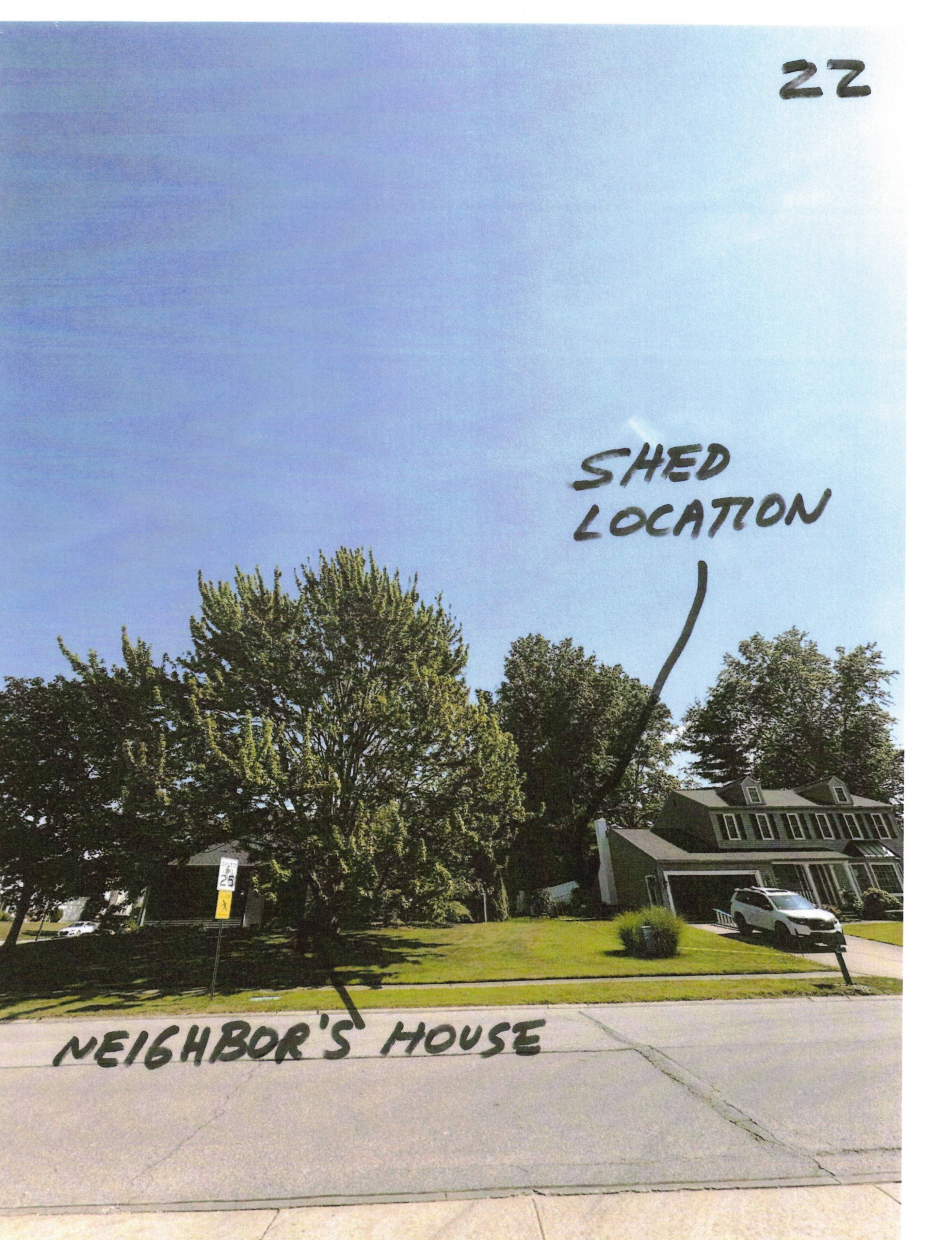
6 FT
BACK

CONCRETE APRON

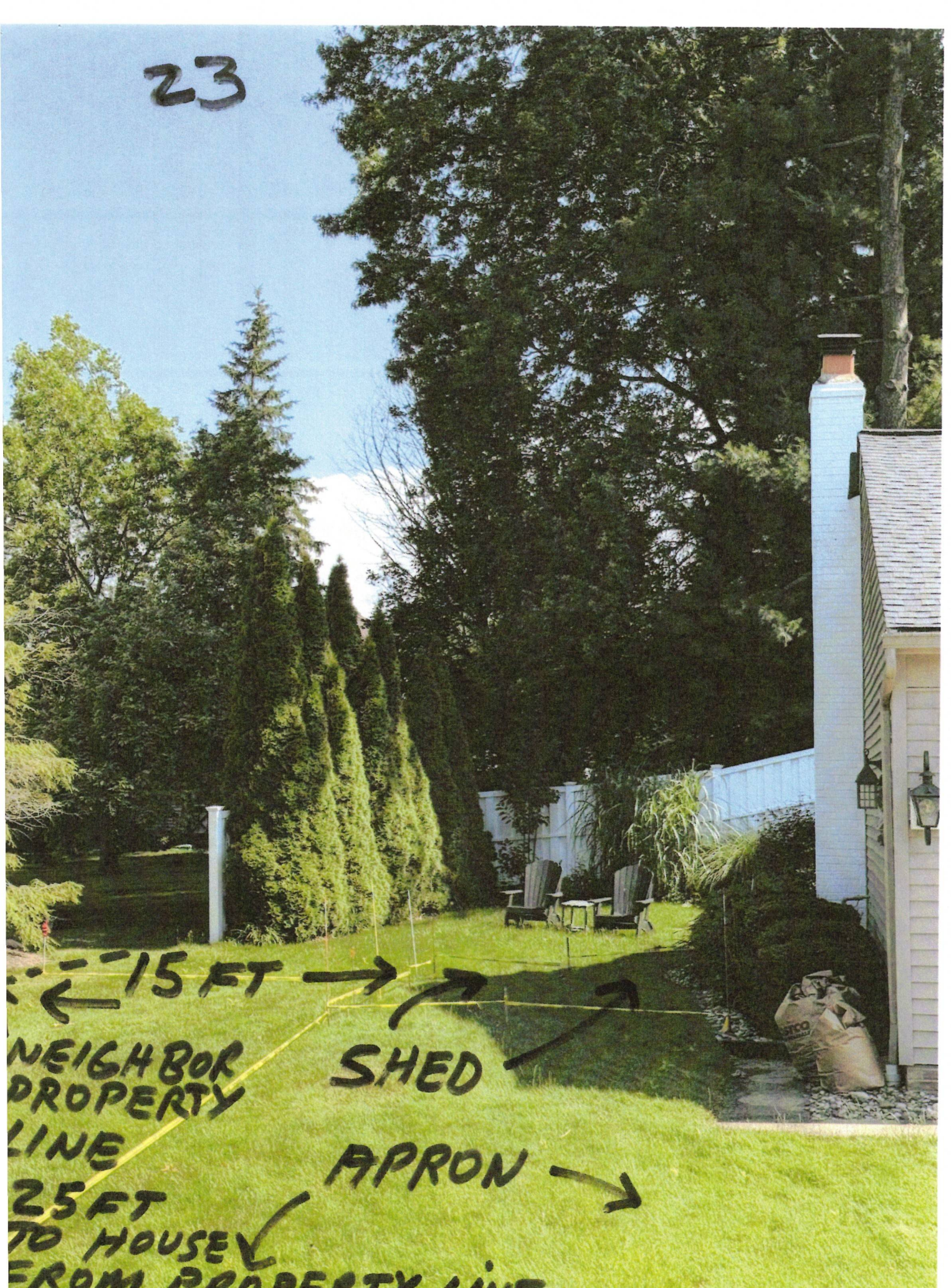


SHED
LOCATION

NEIGHBOR'S HOUSE



23



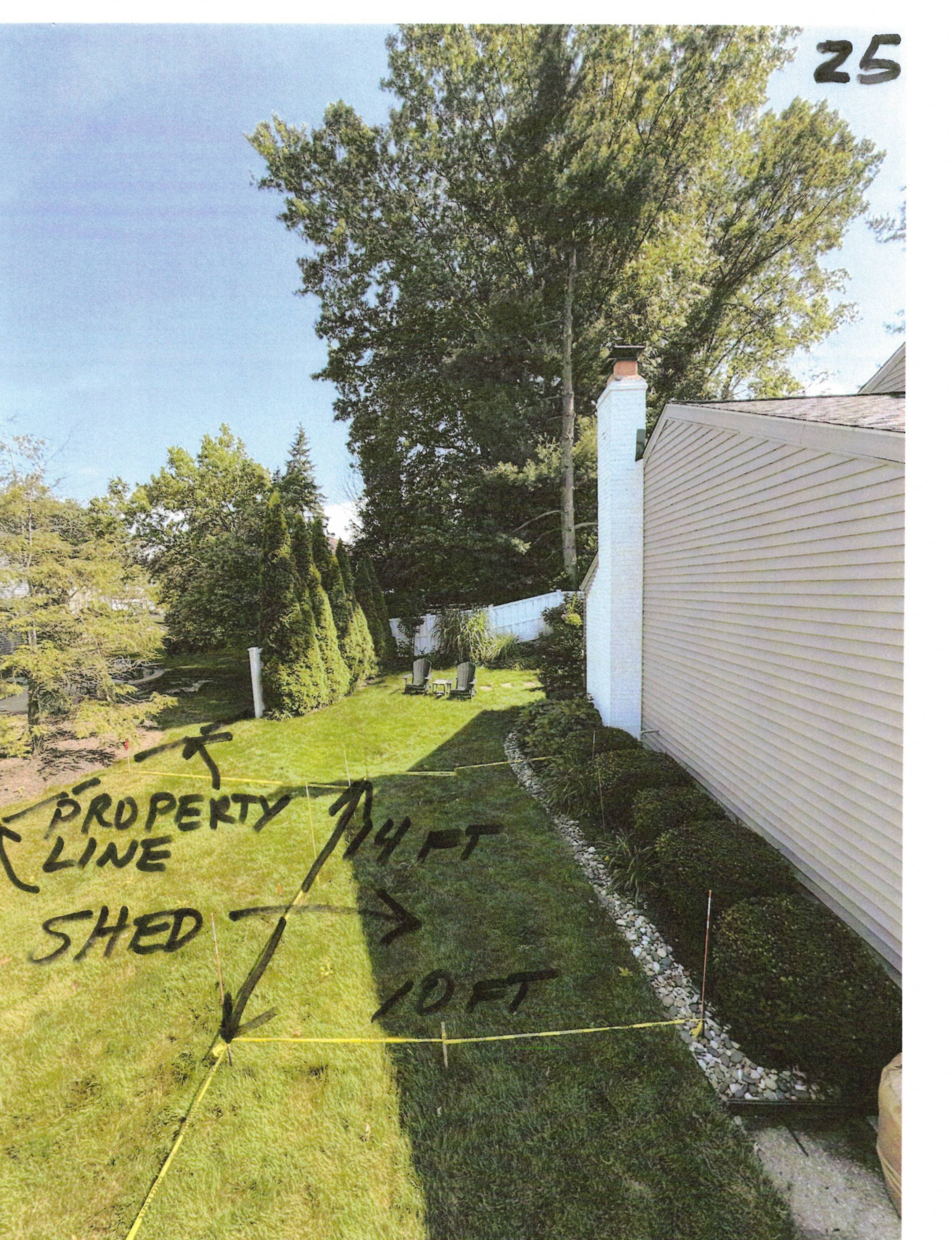
← 15 FT →
NEIGHBOR
PROPERTY
LINE
25 FT
TO HOUSE
FROM PROPERTY LINE
SHED
APRON

24

APRON
↙

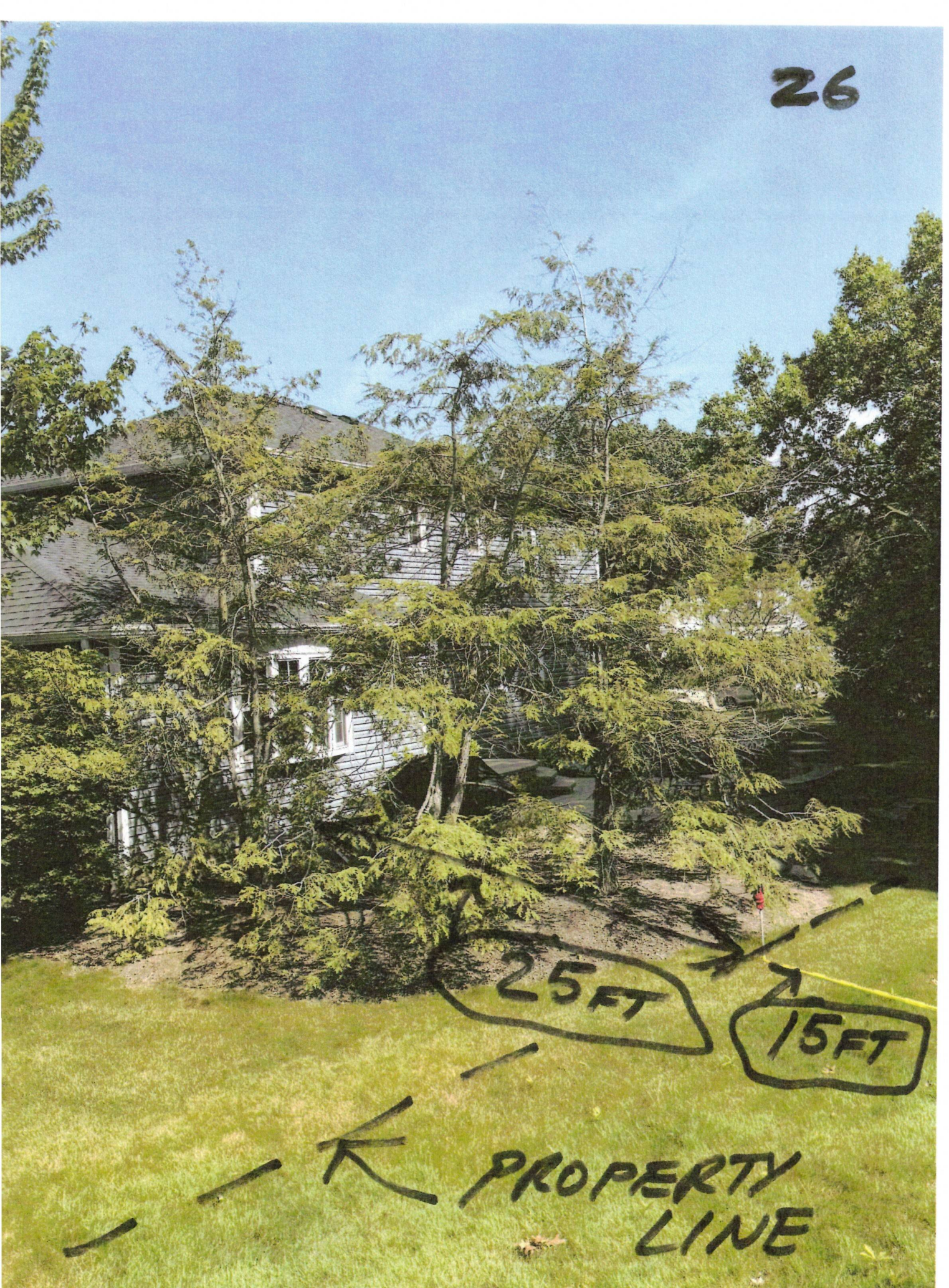
6 FT





PROPERTY LINE
SHED
14 FT
10 FT

26



25 FT

15 FT

PROPERTY
LINE

