

ATTACHMENT TO "COMPLAINT AGAINST THE
VALUATION OF REAL PROPERTY"

DATE: 1-5-24

PARCEL #: 17-013-00-011-00

OWNERS: JEFFERY + DENISE WILSON

VALUE OF LAND:

PARCEL# 17-013-00-080-00 SOLD
MAY 19, 2023 FOR \$31,000
SIZE OF LOT IS 1.002 ACRE

OUR LOT IS 1.272 ACRE. BASED
ON ABOVE SALE VALUE OUR LOT IS

$$\frac{1.272}{1.002} \times \$31,000 = \$39,353$$

NOTE: OUR LOT IS VERY IRREGULAR
AND HAS ONLY APPROX 60' FRONTAGE
ON ROAD

TWO COMPARABLE PROPERTIES SOLD ON JAMISON LANE RECENTLY

	Initials	Date
Prepared By		
Approved By		

© WILSON JONES

G7205 GREEN

	1	2	3	4	5
PARCEL #		17013000100		170130000900	
OWNER		MILLER TIFFANY		DAUGHTERS, DANA	
SIZE - HOUSE		2,974 sqft		3,672 sqft	
- OUTBUILDING		- 0 -		24x40 2 STORY DETACHED GARAGE	
LOT SIZE		1.		1.007	
DATE SOLD		7-3-23		8-17-22	
SALE PRICE					
- TOTAL		\$ 332,000		\$ 325,000	
- LAND - VALUE PER PG #1		< 31,000 >		< 31,000 >	
- OUTBUILDING		- 0 -		< 19,700 >	
- NET - HOUSE		\$ 301,000		\$ 274,300	
		÷ 2,974		÷ 3,672	
PRICE PER Sq Ft - HOUSE		<u>\$ 101.21 / sq ft</u>		<u>\$ 74.70 / sq ft.</u>	
VALUE OF OUR PROPERTY (PARCEL 17-013-00-011-00) BASED ON ABOVE					
- HOUSE		\$ 101.21 / sq ft x 2,764 sq ft =		\$ 74.70 / sq ft x 2,764 sq ft =	
		\$ 279,745		\$ 206,471	
- OUT BUILDING - PER WEB SITE		17,900		17,900	
TOTAL BUILDINGS		<u>\$ 297,645</u>		\$ 224,371	
LAND - VALUE PER PG 1		39,353		39,353	
TOTAL		<u>\$ 336,998</u>		<u>\$ 263,724</u>	
PG 2					

Searched for:

170130000900

2023

18

No

Results 1 - 5 of 5

Parcel ID	Owner Name	Address	Last Sale	Price
170130000800	HANCOCK WILLIAM	4415 JAMISON LN	05/19/2023	\$31,000
170130000900	DAUGHTERS DANA L	4387 JAMISON LN	08/17/2022	\$325,000
170130001000	MILLER TIFFANY A	4373 JAMISON LN	07/03/2023	\$332,000
170260003602	MARCHEWKA DAVID	SYLVAN RD	03/14/2023	\$30,000
170480005400	CLISBY ERIN M	4501 JAMISON LN	09/02/2022	\$64,000

Parcel Summary

PARID: 170130000800
NBHD: 70400
HANCOCK WILLIAM

JUR: 04
ROLL: RP
4415 JAMISON LN

1 of 5
Return to Search Results

Land

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
19-MAY-2023	\$31,000	1869	0-VALIDATED SALE	1-LAND ONLY	SV-SURVIVORSHIP		
15-APR-2021	\$120,500	1487	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	AM-ADMIN DEED		
31-AUG-2020		3054	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	AF-AFFIDAVIT OF SURVIVORSHIP		
07-MAY-2002	\$30,000	1681	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
15-NOV-2000	\$30,000	4775	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Sales History

1 of 6

Sale Date	19-MAY-2023
Sale Price	\$31,000
Sale Type	1-LAND ONLY
Deed Transfer #	1869
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	JAMES JOHN
Buyer	HANCOCK WILLIAM HANCOCK DANIELLE
Instrument Type	SV-SURVIVORSHIP
Validity	0-VALIDATED SALE
State Code	-
# of Parcels	1
Total Appraised	\$24,300
Note1	
Note2	
Sale Key	180196

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

Parcel Summary

PARID: 170130000800
NBHD: 70400
HANCOCK WILLIAM

JUR: 04
ROLL: RP
4415 JAMISON LN

1 of 5
Return to Search Results

Land

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	43,647	1.0020		\$31,560.00
Total:				43,647	1.0020		\$31,560.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	43,647
Acres	1.0020
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	28,500.00
Override Rate	
Depth Factor	1
Influence Factor	-15
Influence Codes	6
Nbhd Factor	1.3
Notes	
Value	\$31,560.00
Exemption Pct	
Homesite Value	

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

- [Home](#)
- [Map Viewer](#)
- [Property Search](#)
- [2020 Revaluation](#)
- [Real Estate](#)
- [Duties](#)
- [Licensing](#)
- [Financial](#)
- [Contact Us](#)

Parcel Summary

PARID: 170130001000
 NBHD: 70400
 MILLER TIFFANY A

JUR: 04
 ROLL: RP
 4373 JAMISON LN

1 of 2
 Return to Search Results

Land

Parcel

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Address 4373 JAMISON LN
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres 1
 Political Subdivision
 Taxing District 17
 District Name GENEVA TWP-GENEVA CSD
 Gross Tax Rate 86.62
 Effective Tax Rate 49.903163
 Neighborhood 70400

Owner

Owner MILLER TIFFANY A

Notes

Tax Mailing Name and Address

Mailing Name 1 MILLER TIFFANY A
 Mailing Name 2
 Address 1 4373 JAMISON LN
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 GLEN JADE ESTATES
 Legal Desc 2 LOT #10
 Legal Desc 3
 Notes
 Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH	\$0.00	\$2,941.37	\$2,941.37	\$5,882.74

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

PARID: 170130001000
NBHD: 70400
MILLER TIFFANY A

JUR: 04
ROLL: RP
4373 JAMISON LN

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	2,974
Year Built	2000
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C+2
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	4
Family Rooms	0
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	500
Finished Basement	0
Full Baths	2
Half Baths	1
Heat	4-HEAT PUMP
Heat System	4-4
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	313,650
Note 1	
Note 2	

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

Parcel Summary

PARID: 170130001000
NBHD: 70400
MILLER TIFFANY A

JUR: 04
ROLL: RP
4373 JAMISON LN

1 of 2
Return to Search Results

Land
Sales

Sales Summary

CAUV/AG District

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
03-JUL-2023	\$332,000	2508	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED		
28-MAR-2022		1159	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM		
16-DEC-2019	\$292,000	5018	0-VALIDATED SALE	2-LAND AND BUILDING	WD-WARRANTY DEED		
21-MAY-2015	\$265,000	1705	U-NOT VALIDATED	2-LAND AND BUILDING	SV-SURVIVORSHIP	587	2472
06-DEC-2002	\$0	4702	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0119	0067
13-JAN-2000	\$26,000	171	U-NOT VALIDATED	1-LAND ONLY	SV-SURVIVORSHIP	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Sales History

1 of 7 >

Sale Date	03-JUL-2023
Sale Price	\$332,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	2508
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	ROBSON LAUREN J
Buyer	MILLER TIFFANY A
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	1
Total Appraised	\$262,300
Note1	
Note2	
Sale Key	181147

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact Us

Parcel Summary

PARID: 170130000900

JUR: 04

Values

NBHD: 70400

ROLL: RP

DAUGHTERS DANA L

4387 JAMISON LN

1 of 1

Return to Search Results

Land

Parcel

Sales

CAUV/AG District

Address

4387 JAMISON LN

Unit

Class

R - RESIDENTIAL

Land Use Code

510 - 510

Dwelling

Tax Roll

RP_OH

Commercial

Outbuildings

Acres

1.007

Manufacturer Home

Political Subdivision

Taxing District

17

Photos

District Name

GENEVA TWP-GENEVA CSD

Map

Gross Tax Rate

86.62

Sketch

Effective Tax Rate

49.903163

Neighborhood

70400

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Tax Summary

Owner

Prior Tax Year

Owner

DAUGHTERS DANA L

DAUGHTERS DIANE L

Payment History

Notes

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Mailing Name and Address

Tax Distribution

Mailing Name 1

DAUGHTERS DANA L

Mailing Name 2

DAUGHTERS DIANE L

Address 1

4387 JAMISON LN

Address 2

Address 3

GENEVA OH 44041

Mortgage Company

0102

Mortgage Company

CORELOGIC

Tax Year

2023

Legal

Legal Desc 1

GLEN JADE ESTATES LOT #92009

Legal Desc 2

Legal Desc 3

Notes

Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$3,551.43	\$3,551.43
				\$7,102.86

Homestead Credits

Homestead Exemption

NO

2.5% Reduction

YES

- [Home](#)
- [Map Viewer](#)
- [Property Search](#)
- [2020 Revaluation](#)
- [Real Estate](#)
- [Duties](#)
- [Licensing](#)
- [Financial](#)
- [Contact Us](#)

Parcel Summary

PARID: 170130000900
 NBHD: 70400
 DAUGHTERS DANA L

JUR: 04
 ROLL: RP
 4387 JAMISON LN

2 of 5
 Return to Search Results

Land

Residential

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Card 1
 Stories 1.5
 Construction 1-WOOD/VINYL
 Style 08-CAPE COD
 Condo Type -
 Square Feet 3,672

Year Built 2000
 Effective Year
 Year Remodeled
 PCT Complete 100

Physical Condition A-AVERAGE CONDITION
 Grade C+2
 CDU AV-AVERAGE

Total Rooms 7
 Bedrooms 3
 Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement 0
 Full Baths 3
 Half Baths 0
 Heat 4-HEAT PUMP
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area 0
 Cost & Design Factor

Dwelling Value 377,650
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,812			\$0
1	1		OFF				294			\$5,800
1	2	SLB	1SF				242			\$11,100
1	3		OFF				393			\$7,700
1	4		FGR	HSF			896			\$38,900
1	5	BSM	1SF	AFN			180			\$12,800
1	6		OFF				70			\$1,400
1	7		FBY				12			\$500

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact Us

Parcel Summary

PARID: 170130000900
NBHD: 70400
DAUGHTERS DANA L

JUR: 04
ROLL: RP
4387 JAMISON LN

2 of 5
Return to Search Results

Land

OBY

Sales

CAUV/AG District

Card #	Line #	Code	Desc	Yr Built	Width x Length	Area	Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No.	Value
1	1	RG1	FRAME OR CB DETACHED GARAGE	2000	24 X 40	960 #		C		AVERAGE				19,700

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

*** Please disable the pop-up blocker on your web browser before using ***

Tax Bill

Go

PARID: 170130001100
NBHD: 70400
WILSON JEFFERY L

JUR: 04
ROLL: RP
4361 JAMISON LN

Parcel

Address 4361 JAMISON LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 1.272
Political Subdivision
Taxing District 17
District Name GENEVA TWP-GENEVA CSD
Gross Tax Rate 86.62
Effective Tax Rate 49.903163
Neighborhood 70400

Owner

Owner WILSON JEFFERY L
DENISE M

Notes

Tax Mailing Name and Address

Mailing Name 1 WILSON JEFFERY L
Mailing Name 2 DENISE M
Address 1 4361 JAMISON LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 JADE GLEN ESTATESLOT #11
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$3,168.21	\$3,168.21
				\$6,336.42

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$48,600
Appraised Building	\$332,200
Appraised Total	\$380,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$17,010
Assessed Building	\$116,270
Assessed Total	\$133,280
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$37,300	\$246,000	\$283,300	\$0
2022	\$37,300	\$246,000	\$283,300	\$0
2023	\$48,600	\$332,200	\$380,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	11,848	.2720		\$9,550.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				55,408	1.2720		\$48,550.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	11,848
Acres	.2720
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	27,000.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$9,550.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,764
Year Built	2014
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C+1
CDU	AV-AVERAGE
Total Rooms	9
Bedrooms	4

Family Rooms 0
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths 0
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type 2-GAS
 Prefab Fireplace
 WBFPS Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value 314,270
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						2,764		\$0
1	1		OFP				156		\$3,200
1	2		FGR				672		\$14,700
1	3		WDK				156		\$1,800

OBJ

Card #	Line #	Code Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No	Value
1	1	AP1 FOUR SIDE CLOSED MTL POLE BLDG	2008	32 X 42	1,344 #	C	2 10	AVERAGE				17,900

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
29-AUG-2003	\$32,600	3507	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Sales History

Sale Date 29-AUG-2003
 Sale Price \$32,600
 Sale Type 1-LAND ONLY
 Deed Transfer # 3507
 Book / Page 0090 / 0845
 Source -

Seller JADE GLEN ESTATES

Buyer WILSON JEFFERY L
 DENISE M

Instrument Type WD-WARRANTY DEED
 Validity U-NOT VALIDATED
 State Code -
 # of Parcels -
 Total Appraised
 Note1
 Note2

Sale Key 32313