

**Mark A. Savel Excavating, LLC**

3016 St. Rt. 6  
 Andover, OH 44003  
 Cell (440) 645-3276  
 Home (440) 293-6553

**INVOICE**

DATE **7-23-2023**  
 INVOICE # **1240**

Bill To: **Snow Oak Tree Farm LLC**

Work at **6751 ST. RT. 167**

DESCRIPTION		AMOUNT
Tear down house & barn put in burn pile bury debris after burning rough grade soil		
7-17	45 Exc 8.8 hrs 60 Exc 5.8 hrs haul 2 loads Scrap	
7-18	45 Exc 7 hrs. 60 Exc 6 1/4 hrs. haul 2 loads Scrap	
7-19	45 Exc 5 hrs. 60 Exc 4.3 hrs. haul 2 loads Scrap	
7-20	45 Exc 6 1/4 hrs. Dozer 5 3/4 hrs. haul 1 load Scrap	
	45 Exc 27.05 hrs. x 95	\$2,569.75
	60 Exc 16.35 hrs x 105	\$1,716.75
	Dozer 5 3/4 hrs x 105	\$603.75
	haul 7 loads scrap x \$30 each	\$210.00
<b>TOTAL</b>		<b>\$ 5,100.25</b>

Make all checks payable to **Mark A. Savel Excavating, LLC**

If you have any questions concerning this invoice, contact Mark A. Savel (440) 645-3276

*PAID*  
 \$ 2,100.25 #2554 7-26-23  
 3,000.00 #2856 7-26-23  
 \$ 5,100.25



**THANK YOU FOR YOUR BUSINESS!**



On accounts over 30 days an interest charge of 1.5% per month may be added.  
 This will result in an interest charge annually of 18%.

PARID: 400060000300  
NBHD: 57500  
SNOWY OAK TREE FARM LLC

JUR: 04  
ROLL: RP  
6751 STATE ROUTE 167

Parcel

Address 6751 STATE ROUTE 167  
Unit  
Class A - AGRICULTURE  
Land Use Code 111 - 111  
Tax Roll RP\_OH  
Acres 50.69  
Political Subdivision  
Taxing District 40  
District Name PIERPONT TWP-PV LSD  
Gross Tax Rate 64.74  
Effective Tax Rate 48.63955  
Neighborhood 57500

Owner

Owner SNOWY OAK TREE FARM LLC

Notes

Tax Mailing Name and Address

Mailing Name 1 SNOWY OAK TREE FARM LLC  
Mailing Name 2  
Address 1 PO BOX 5  
Address 2  
Address 3 PIERPONT OH 44082  
Mortgage Company  
Mortgage Company  
Tax Year 2023

Legal

Legal Desc 1 LOT 12  
Legal Desc 2 CAUV # 3446  
Legal Desc 3  
Notes  
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$498.97	\$574.25	\$1,073.22

Homestead Credits

Homestead Exemption NO  
2.5% Reduction NO

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SNOWY OAK TREE FARM LLC

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6751 STATE ROUTE 167

Appraised Value (100%)

Year	2023
Appraised Land	\$126,800
Appraised Building	\$29,700
Appraised Total	\$156,500
CAUV	\$43,230

Assessed Value (35%)

Assessed Land	\$44,380
Assessed Building	\$10,400
Assessed Total	\$54,780
CAUV	\$15,130

Value History

Year	Land	Building	Total	CAUV
2021	\$96,300	\$21,200	\$117,500	\$22,680
2022	\$96,300	\$21,200	\$117,500	\$22,680
2023	\$126,800	\$29,700	\$156,500	\$43,230

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 SNOWY OAK TREE FARM LLC

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 6751 STATE ROUTE 167

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	21,418	.4917		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	2,143,078	49.1983		\$115,120.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$11,700.00 - <i>Delete</i>
Total:				2,208,056	50.6900		\$126,820.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	21,418
Acres	.4917
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$0.00
Exemption Pct	
Homesite Value	

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 6751 STATE ROUTE 167

**Residential**

Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	1,234
Year Built	1860
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	P-POOR CONDITION
Grade	D
CDU	PR-POOR
Total Rooms	6
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	J-1/2 BSMT 1/2 CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	22,330 - <i>Delete</i>
Note 1	
Note 2	

**Addition Details**

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						486			\$0
1	1		EFP				80			\$400
1	2	CSP	1SF				330			\$2,100
1	3	CSP	1SF				175			\$1,100
1	4		EFP				204			\$900
1	5		EFP				115			\$500

OBY

Card #	Line #	Code Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No.	Value	
1	1	AB2 FLAT BARN	1880	36 X 40	1,440 #	D		FAIR				4,900	Demolish
1	2	AL1 1S LEAN TO	1980	30 X 40	1,200 #	D		FAIR				1,400	Demolish
1	3	RS1 FRAME UTILITY SHED	1920	0 X 0	1 #	C		S				0	Demolish
1	4	AR1 GRANARY	1920	16 X 24	384 #	C		S				600	Demolish
1	5	AM1 ATTACHED CB MILK HOUSE	1920	8 X 8	64 #	C		S				200	Demolish
1	6	AH1 1S FRAME OR METAL POULTRY HSE	1920	10 X 14	140 #	C		S				300	Remains
												<u>\$ 7,400</u>	

LAND VALUE \$ 126,800  
 Homesite \$ 11,700 Delete

\$ 126,800  
 - 11,700  
 \$ 115,100 LAND VALUE

Building Value \$ 29,700  
 Dwelling Value \$ 22,330 Delete  
 Outbuilding Value \$ 7,400  
 Demolished Outbuildings Value - 7,100

29,700  
 - 22,330  
 - 7,100  
 270 Building Value

115,100 Land Value  
 270 Building Value  
 115,370 Total Value

Auditor's Appraised Value \$ 156,500  
 New Value \$ 115,370  
 Change in Value \$ 41,130

40 006 00 003 00

WAKEFIELD FARM

3/7/23

6751 ST R+167  
Pierpont, OH 44082

Title Professionals Group, Ltd  
60 North Chestnut Street  
Jefferson, OH 44047  
(440) 576-8045

ALTA Buyer's Settlement Statement

<b>File #:</b>	J-230531	<b>Property</b>	6751 State Route 167	<b>Settlement Date</b>	03/07/2023
<b>Prepared:</b>	03/03/2023		Pierpont, OH 44082	<b>Disbursement Date</b>	03/07/2023
<b>Escrow Officer:</b>	Tina Vlasaty	<b>Buyer</b>	Snowy Oak Tree Farm LLC PO Box 5 6620 Turner Road Pierpont, OH 44082		
		<b>Seller</b>	Daniel Wakefield, Executor of Estate of Donald J. Wakefield 6751 State Route 167 Pierpont, OH 44082		
		<b>Lender</b>			

Description	Buyer	
	Debit	Credit
<b>Primary Charges &amp; Credits</b>		
Sales Price of Property	\$145,000.00	
Deposit		\$1,000.00
<b>Prorations/Adjustments</b>		
County Taxes 01/01/2023 to 03/07/2023		\$135.96
<b>Government Recording and Transfer Charges</b>		
Recording Fees	\$50.00	
---Deed: \$50.00		
Auditor's Transfer Fee (County Deed Taxes) to Ashtabula County Auditor	\$0.50	
Transfer Tax (County Deed Taxes) to Ashtabula County Auditor	\$580.00	
<b>Title Charges</b>		
Title - Settlement or Closing Fee to Title Professionals Group, Ltd	\$445.00	
Title - Special Tax Search to Title Professionals Group, Ltd	\$60.00	
Title - Title Commitment to Title Professionals Group, Ltd	\$100.00	
Title - Wires/Overnights/ Doc Processing Fees to Title Professionals Group, Ltd	\$35.00	
Title - Owner's Title Policy to Title Professionals Group, Ltd	\$833.75	
	(2104.25)	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	\$147,104.25	\$1,135.96
Due from Buyer		\$145,968.29
<b>Totals</b>	\$147,104.25	\$147,104.25

3-1-23  
# 250  
501

See signature addendum