

**Situs : 4209 GERALD RD**

**Map ID: 48-004-00-051-00**

**LUC: 512**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/17/24**

**CURRENT OWNER**  
MADER STEVE  
MADER THERESA  
1820 DODGEVILLE RD  
ROME OH 44085  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 004-00 051-00  
Class Residential  
Living Units 1  
Neighborhood 68801  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13 SEC 1--25

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3100		0			
A	S	13500	17.0000	33	0	1	-30	68,920
A	H	13500	1.0000	100	0			17,550
								86,470
Total Acres: 18.31				Legal Acres: 18.36		NBHD Fact: 1.3000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	30,280	86,500	86,500	0	0
<b>Building</b>	111,410	318,300	318,300	0	0
<b>Total</b>	141,690	404,800	404,800	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

**Current Value**

Year	Land	Building	Total Value
2020	56,300		56,300
2021	56,300		56,300
2022	66,500	227,300	293,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/02/21	R20210099	40,000	MISC OBY		Close Permit
08/30/19	R20190085	250,000		Residential New Structure	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/14/18	57,000	2-Land And Building	0-Validated Sale	665/1181	SV-Survivorship	DEGEORGE JAMES J

**Entrance Information**

Date	ID	Entry Code	Source
01/30/14	DAA	6-Occupant Not Home	3-Other
09/15/20	KJ	6-Occupant Not Home	2-Tenant
08/06/21	AK	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

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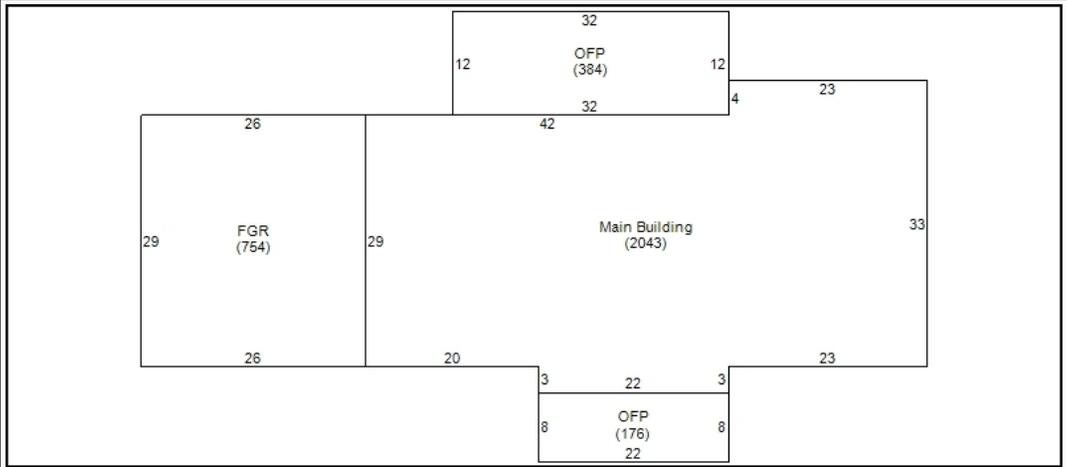
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**Dwelling Information**

<b>Valuation Method</b>	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b>
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2020	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<b>Phy. Condition</b>	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 2	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C+2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					2,043						
1		FGR			754						18,200
2		OFF			176						4,100
3		OFF			384						8,900

**Dwelling Computations**

<b>Base Price</b>	128,780	<b>% Good</b>	97
<b>Plumbing</b>	9,200	<b>Market Adj</b>	
<b>Basement</b>	33,360	<b>Functional</b>	
<b>Heating</b>	5,860	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	177,200	<b>Additions</b>	30,300
<b>Ground Floor Area</b>	2,043	<b>Dwelling Value</b>	293,920
<b>Total Living Area</b>	2,043		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2021		27x32	864	C	1		A			100	22,300
2	RC2-Canopy	2021		8x32	256	C	1		A			100	2,100

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

Number	Code	Status	Comment
5	FLD		DET.GAR W/CNPY 100% 1-1-22.
4	FLD	NC	PER OWN, DWELLING 100% FOR 22
3	FLD		DWG<50% 1-1-20 (90%NOW); RECK 2021.
1	FLD	DC	19960703 C#01 - BUILDINGS GONE!
2	FLD	RV	19960826 C#01 - POWER LINE CONSIDERED.

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