

**Situs : 2042 STUMPVILLE RD**

**Map ID: 29-007-00-012-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/29/24**

**CURRENT OWNER**  
JOHNSTON CHARLES W TRUSTEE  
JOHNSTON SUSAN L TRUSTEE  
2042 STUMPVILLE RD  
JEFFERSON OH 44047  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 007-00 012-00  
Class A  
Living Units 1  
Neighborhood 40000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
2 S  
CAUV # 1812

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4000		0			
A	S	10000	26.8770	25	0	1	-20	69,880
A	H	10000	1.0000	100	0			13,000
								82,880

Total Acres: 28.277      Legal Acres: 28.28      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	10,070	82,900	82,900	0	0
<b>Building</b>	93,630	267,500	267,500	0	0
<b>Total</b>	103,700	350,400	350,400	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**  
**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	63,800	191,000	254,800
2021	63,800	191,000	254,800
2022	63,800	191,000	254,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/22/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	JOHNSTON CHARLES W
12/22/17	293,000	2-Land And Building	0-Validated Sale	651/170	SV-Survivorship	RUCK DENNIS N
01/13/17			E-Exempt Conveyance (Sale Price O	628/ 1557	SV-Survivorship	RUCK DENNIS N

**Entrance Information**

Date	ID	Entry Code	Source
02/12/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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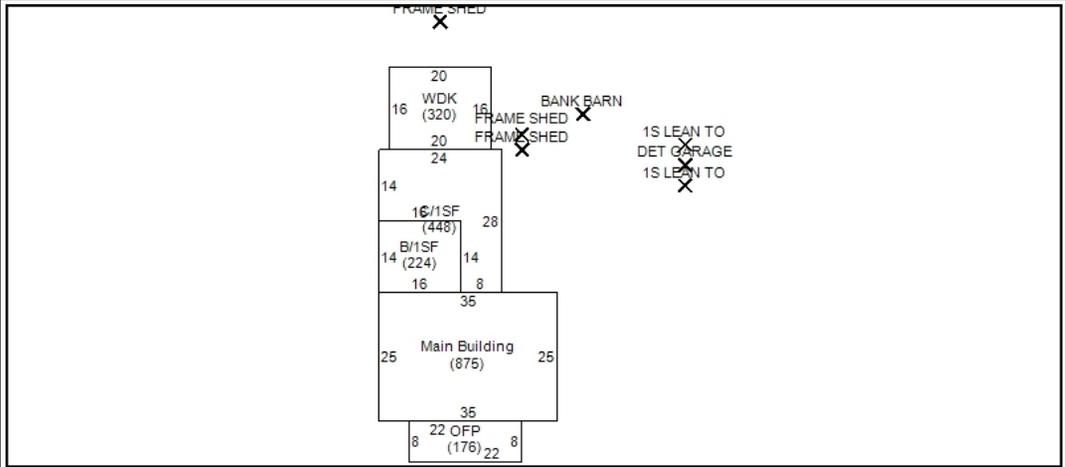
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 8
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1825	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1980	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1994	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<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> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 1-Unfin	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> E-Very Good Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<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+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> VG-VERY GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<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					875						
1	BSM	1SF			224						14,200
2	CSP	1SF			448						24,700
3		OFP			176						3,900
4		WDK			320						3,800

**Dwelling Computations**

<b>Base Price</b>	113,610	<b>% Good</b>	80
<b>Plumbing</b>	1,500	<b>Market Adj</b>	
<b>Basement</b>	17,380	<b>Functional</b>	
<b>Heating</b>	5,170	<b>Economic</b>	100
<b>Attic</b>	5,590	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	143,250	<b>Additions</b>	37,300
<b>Ground Floor Area</b>	875	<b>Dwelling Value</b>	225,040
<b>Total Living Area</b>	2,422		
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB1-Bank Barn	1111	1950	40x50	2,000	C	1		F				12,100
2	RS1-Frame Shr	1990		10x12	120	C	1		S				400
3	RS1-Frame Shr	1111		0x0	1	C	1		S				
4	RS1-Frame Shr	1111		0x0	1	C	1		S				
5	RG1-Det Garag	2006		32x30	960	C	1	7	A				27,200
6	AL1-1s Lean Tc	2006		12x30	360	C	1		A				1,400
7	AL1-1s Lean Tc	2006		12x30	360	C	1		A				1,400

**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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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
4	OFC	SS	NEW SURVEY 28.25 AC TO 28.277 AC CONV#5142 12-22-17
1	FLD	DC	19960116 C#01 - 11-21-95 RB REAR 24X28 IS NEW ADDN EST KIT & FAM RM INT +/-
2	FLD	DC	19960116 C#01 - 50% COMP 11-21-95.
3	FLD	RV	20080312 NW C#01 - 1/17/08 EST ADDED GAR AND L-TO AND WDDK FOR REVAL

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