

Situs : 1830 MINI RANCH TRL

Map ID: 22-005-10-004-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
 RIFFLE HAROLD L
 RIFFLE ANGELA M ET AL
 1830 MINI RANCH TRAIL
 GENEVA OH 44041
 CAUV
 Field Review Flag:

GENERAL INFORMATION
 Routing No. 005-10 004-01
 Class A
 Living Units 1
 Neighborhood 47500
 District
 Zoning
 Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
 PART OF LOT 33

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	13000	8.8856	44	0	5	-20	52,860
A	H	13000	1.0000	100	0			16,900
								69,760

Total Acres: 9.8856 Legal Acres: 9.89 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,430	69,800	69,800	0	0
Building	72,000	205,700	205,700	0	0
Total	96,430	275,500	275,500	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	53,700	146,900	200,600
2021	53,700	146,900	200,600
2022	53,700	146,900	200,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/14/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RIFFLE HAROLD L

Entrance Information

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

Property Notes
 Note Codes:

Situs : 1830 MINI RANCH TRL

Parcel Id: 22-005-10-004-01

LUC: 101

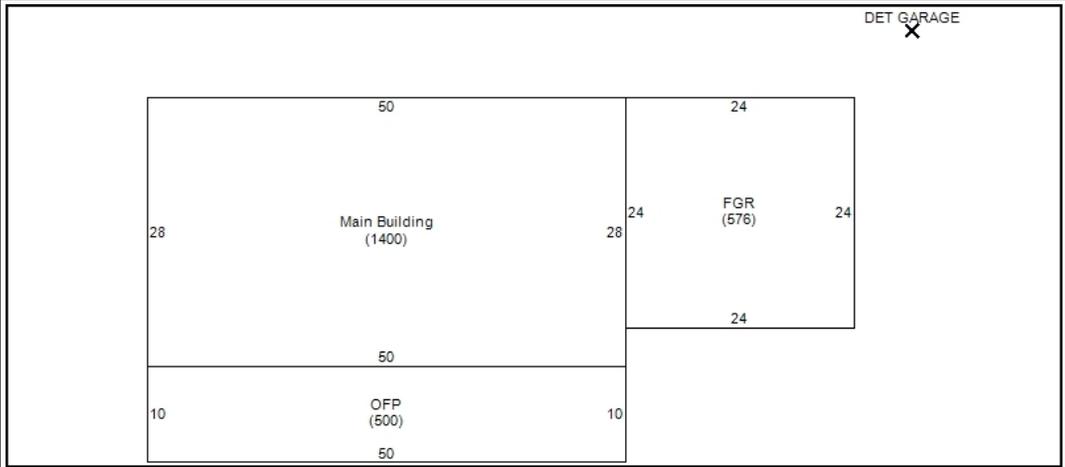
Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1993	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,400						
1		FGR			576						12,600
2		OFP			500						10,500
3		OFP			240						5,000

Dwelling Computations

Base Price	88,280	% Good	75
Plumbing	5,600	Market Adj	
Basement	22,870	Functional	
Heating	4,020	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	120,770	Additions	21,200
Ground Floor Area	1,400		
Total Living Area	1,400	Dwelling Value	168,070

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	1995		24x32	768	D	1		A				12,500
2	AP1-Pole Bldg	2004		42x54	2,268	C	1		A				19,200
3	AP1-Pole Bldg	2000		16x24	384	C	1		A				5,900

Condominium / Mobile Home Information

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 1830 MINI RANCH TRL

Parcel Id: 22-005-10-004-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Comments

Number	Code	Status	Comment
5	OFC	SS	NEW SURVEY 9.884 AC TO 9.8856 AC CONV#1876 5-14-21
4	OFC	NS	NEW SPLIT TO 22-005-10-004-02 THEN DELETED ADDED TO 22-001-00-012-01MAY 1 2012
1	FLD	RV	20080518 CG C#01 - 3/28/06 ADD POLE BARN, ADDN TO DET GAR, REAR OFF, & A/C
2	FLD	RV	20080518 CG C#01 - FOR 2008

Situs : 1830 MINI RANCH TRL**Parcel Id: 22-005-10-004-01****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24**

PAGE LEFT BLANK INTENTIONALLY