

Situs : 1967 MINI RANCH TRL

Map ID: 22-001-00-022-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
HAIBACH FRANK J JR
& ARLENE C
1967 MINI RANCH TRAIL
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 022-00
Class A
Living Units 1
Neighborhood 47500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
5 MINI RANCH ESTATES ALOT
FLCERT # 11171/1.42 AC

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2300		0			
A	8	13000	1.4200	60	0	F	-50	5,760
A	S	13000	2.3500	60	0	5	-20	19,060
A	H	13000	1.0000	100	0			16,900
								41,720

Total Acres: 5 Legal Acres: 5.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,600	41,700	41,700	0	0
Building	56,810	162,300	162,300	0	0
Total	71,410	204,000	204,000	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	32,100	116,000	148,100
2021	32,100	116,000	148,100
2022	32,100	116,000	148,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

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

Property Notes
Note Codes:

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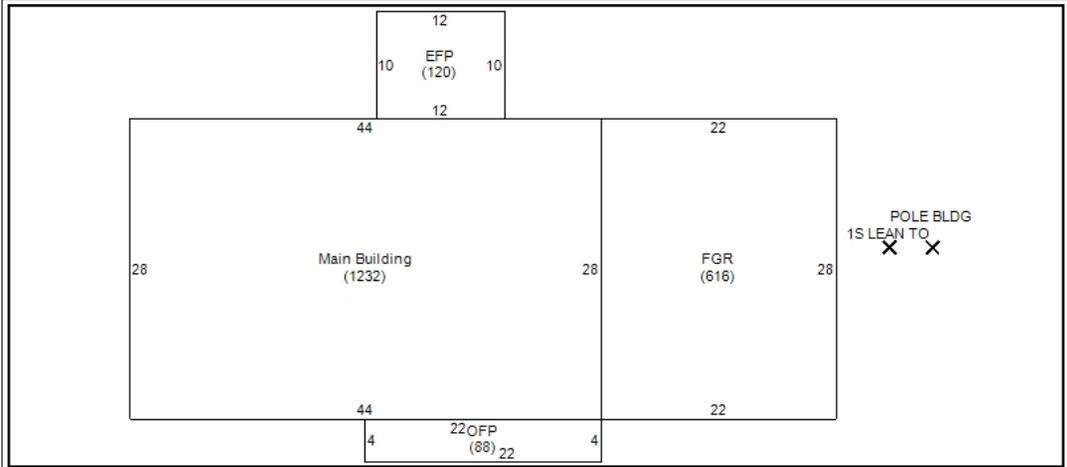
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Dwelling Information

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 1
Year Built 1976	Half Baths 1
Eff Year Built 1990	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition G-Good 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-1	Cost & Design 0
CDU GD-GOOD	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					1,232						
1		EFP			120						4,400
2		FGR			616						12,800
3		OFF			88						1,800

Dwelling Computations

Base Price	76,570	% Good	80
Plumbing	4,000	Market Adj	
Basement	19,830	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	100,400	Additions	15,100
Ground Floor Area	1,232	Dwelling Value	145,910
Total Living Area	1,232		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1981		24x40	960	C	1		F				4,300
2	AL1-1s Lean Tc	1989		13x40	520	C	1		F				900
3	AP1-Pole Bldg	2008		24x40	960	C	1		A				11,200

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Number	Code	Status	Comment
1	FLD	RV	19960813 C#01 - 1.42 AC FORESTRY=6000X36=2160
2	FLD	NC	20081002 CG C#01 - 9/30/8 OWN - P. BARN ADDN NV 1/1/08, RECHECK'09 ADD P.BARN
3	FLD	NC	20081002 CG C#01 - ADDN
4	FLD	NC	20090417 CG C#01 - 3/18/09 EST - P.BARN ADDN 100% 1/1/09

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