

**Situs : 107 SWAN ST**

**Map ID: 20-006-00-099-00**

**LUC: 520**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/30/24**

**CURRENT OWNER**  
 PENTECOSTAL COMMUNITY CHURCH  
 AN OHIO CHURCH  
 107 SWAN STREET  
 GENEVA OH 44041  
 CAUV  
 Field Review Flag:

**GENERAL INFORMATION**  
 Routing No. 006-00 099-00  
 Class Residential  
 Living Units 2  
 Neighborhood 72500  
 District  
 Zoning  
 Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
 1 S M E OF SWAN

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	9 132		.95	5	-5	2,960
F	1	280	70 132		.95	5	-5	23,000
								25,960

Total Acres: .2394      Legal Acres: 0.24      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	9,100	26,000	26,000	0	0
<b>Building</b>	37,870	108,200	108,200	0	0
<b>Total</b>	46,970	134,200	134,200	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	20,000	86,600	106,600
2021	20,000	86,600	106,600
2022	20,000	86,600	106,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/16/22	65,000	2-Land And Building	C-Property Changed After Sale		GW-General Warranty	ROSEBRUGH ROBERT R
10/20/00		2-Land And Building	U-Not Validated		ET-Temp Exempt	ROSEBRUGH ROBERT R
10/20/00		1-Land Only	U-Not Validated		ET-Temp Exempt	ROSEBRUGH ROBERT R

**Entrance Information**

Date	ID	Entry Code	Source
01/06/14	MJB	6-Occupant Not Home	3-Other
05/22/20	MB	3-Info At Door	1-Owner

**Property Notes**  
 Note Codes:

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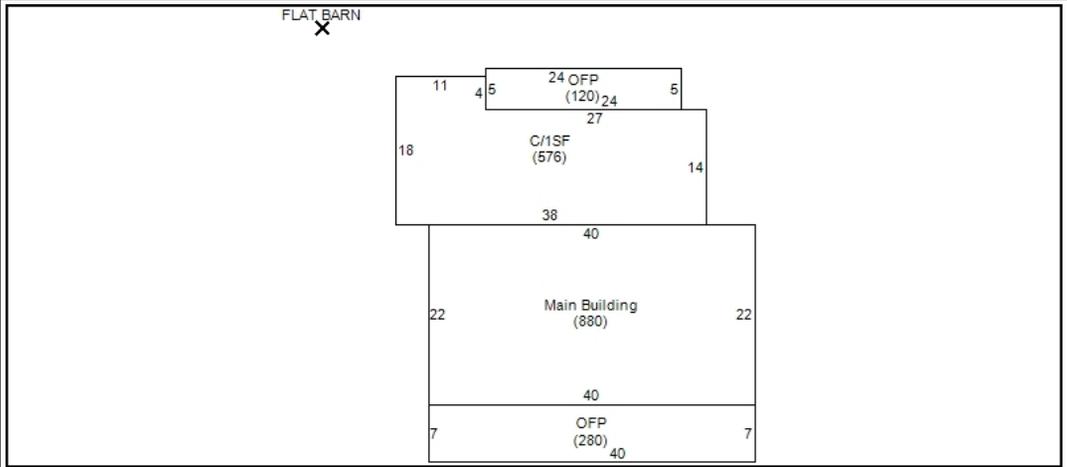
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 10
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 5
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 11-Duplex	<b>Full Baths</b> 2
<b>Year Built</b> 1880	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<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> 2-Basic	<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> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b> LD-Liv Units Designed	<b>Misc 1 Qty</b> 1
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b> 80
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					880						
1		OFF			280						5,600
2	CSP	1SF			576						28,800
3		OFF			120						2,400

**Dwelling Computations**

<b>Base Price</b>	103,180	<b>% Good</b>	60
<b>Plumbing</b>	5,300	<b>Market Adj</b>	
<b>Basement</b>	15,790	<b>Functional</b>	80
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	12,600	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	136,870	<b>Additions</b>	17,700
<b>Ground Floor Area</b>	880		
<b>Total Living Area</b>	2,336	<b>Dwelling Value</b>	104,260
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1920		24x36	864	C	1		F				3,900

**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**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
5	FLD	RV	REV 2020 DUPLEX HAS UPDATED EXT, ONLY 1 UNIT OCC FOR REVAL
1	OFC	LC	20001030 TML C#01 - ADDED SPLIT OF .0145 ACRES FROM 20-006-00-100-00 ON
2	OFC	LC	20001030 TML C#01 - 10-20-2000 BUT BECAUSE THE SPLIT WAS SO SMALL AND THEY
3	OFC	LC	20001030 TML C#01 - IN TURN SPLIT THEM OFF SMALL ACREAGE THERE WAS NO VALUE
4	OFC	LC	20001030 TML C#01 - CHANGE PER KEN OLSON

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