

Situs : 2279 MORNING STAR DR

Map ID: 65-012-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

CURRENT OWNER
BOWER BRUCE C TRUSTEE
BOWER BETTY J TRUSTEE
1197 PARKVIEW DRIVE
INDEPENDENCE OH 44131

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-20 009-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
2279 ROAMING ROCK
NO 12

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	87500	0	0	0			113,750
								113,750

Total Acres: .3765 Legal Acres: 0.35 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	39,830	113,800	113,800	0	0
Building	89,500	255,700	255,700	0	0
Total	129,330	369,500	369,500	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	87,500	170,500	258,000
2021	87,500	170,500	258,000
2022	87,500	170,500	258,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/15/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-Warranty Deed	BOWER BRUCE C
09/14/01	183,000	2-Land And Building	U-Not Validated	0098/5715	WD-Warranty Deed	ENGLE EUGENE M
10/01/97		2-Land And Building	U-Not Validated	0088/1492	QC-Quit Claim	ENGLE EUGENE M

Entrance Information

Date	ID	Entry Code	Source
03/19/14	WPW	6-Occupant Not Home	3-Other
11/13/18	MJR	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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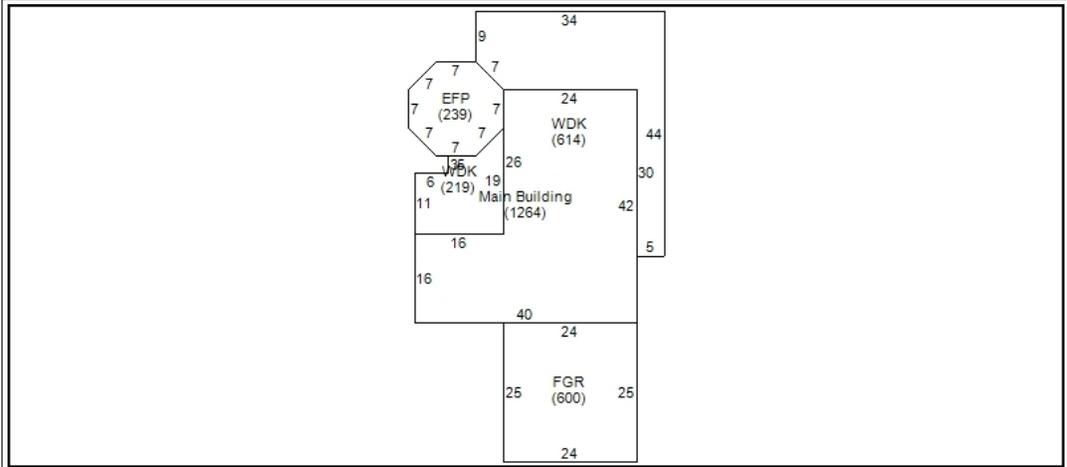
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1970	Half Baths 1
Eff Year Built 1980	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 4-Heat Pump	T4 Rec Rm Area 600
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 10
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
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					1,264						
1		FGR			600						17,300
2		WDK			219						3,300
3		EFP			239						12,100
4		WDK			614						9,200

Dwelling Computations

Base Price	98,530	% Good	80
Plumbing	5,000	Market Adj	
Basement	25,520	Functional	
Heating	4,480	Economic	100
Attic	0	% Complete	100
Other Features	22,136	C&D Factor	10
		Adj Factor	1.5
Subtotal	155,670	Additions	33,500
Ground Floor Area	1,264		
Total Living Area	1,264	Dwelling Value	255,690

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1111		0x0	490	C	1		S				

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:	

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Comments

Number	Code	Status	Comment
1	FLD	DC	20020424 JV C#01 - 5/16/01 PER MR-DATA CORRECTED
2	FLD	NC	20081006 DC C#01 - 9/24/08 OWN - WDDK REPLACEMENT & GAZEBO 100% 1/1/08

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