

**Situs : 8940 FENTON RD**

**Map ID: 10-021-00-016-01**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/14/24**

**CURRENT OWNER**  
WILLIAMS RICKY R  
WILLIAMS RUTH D  
8940 FENTON ROAD  
ORWELL OH 44076  
  
CAUV  
Field Review Flag: I-NEW MAJOR IMPROVEM

**GENERAL INFORMATION**  
Routing No. 021-00 016-01  
Class Residential  
Living Units 1  
Neighborhood 15000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
100

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2600		0			
A	S	10000	5.7400	54	0	5	-20	32,240
A	H	10000	1.0000	100	0			13,000
								45,240

Total Acres: 7      Legal Acres: 7.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	15,820	45,200	45,200	0	0
<b>Building</b>	51,280	146,500	146,500	0	0
<b>Total</b>	67,100	191,700	191,700	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	34,800	87,000	121,800
2021	34,800	91,600	126,400
2022	34,800	104,800	139,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
08/28/17	R20170094	30,000	DWLG	Residential New Structure	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/25/19	30,000	2-Land And Building	C-Property Changed After Sale		WD-Warranty Deed	MUNDT VIRGINIA LOUISE TRUSTEE
08/02/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	YONKER VIRGINIA

**Entrance Information**

Date	ID	Entry Code	Source
03/03/14	MJB	6-Occupant Not Home	3-Other
06/29/18	MB	6-Occupant Not Home	3-Other
06/24/19	KJ	6-Occupant Not Home	3-Other

**Property Notes**  
CK 2024 FOR COMPLETION  
  
Note Codes:  
AN-Appraiser'S Note

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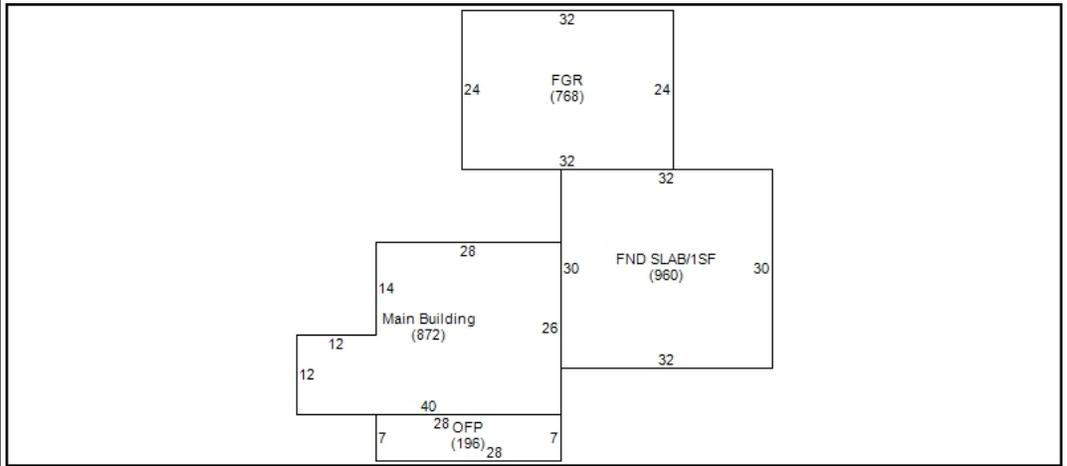
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 4
<b>Override Model</b>	<b>Dining Rooms</b>
<b>Story Height</b> 1	<b>Bedrooms</b> 1
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b>
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 2019	<b>Half Baths</b>
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<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>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<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> 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> D+2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b>	<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					872						
2			OFF		196						3,700
3			FGR		768	2021			90		15,100
4	SLB	1SF			960	2021			0		41,500

**Dwelling Computations**

<b>Base Price</b>	57,380	<b>% Good</b>	97
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	14,860	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	73,540	<b>Additions</b>	16,800
<b>Ground Floor Area</b>	872	<b>Dwelling Value</b>	138,280
<b>Total Living Area</b>	1,832		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	RS1-Frame Shr	2001		16x16	256	C	1		F				500
4	AP1-Pole Bldg	2020		24x32	768	D	1		A			75	7,700

**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>
10	FLD	NC	NO CHANGE TO ADITION AND GARAGE,CK 24 FOR COMPLETION
8	FLD		1SFR/S <50% 1-1-22 (50%NOW). GARAGE 90% 1-1-22; RECK '23 FOR GARAGE AND ADDN
9	FLD		COMPL.
7	FLD		AP1 75% 1-1-21; RECK 2022.
6	OFC		PER LETTER FROM OWNER, ONLY ONE BEDROOM. CORRECT FOR 1-1-20, NVC.
5	FLD	NC	11/2/20 MJR MH REMOVED. EW DWLG 100% 1-1-20 CK 21 FOR OBY
4	FLD	BP	DWG STILL<50% 1-1-19 (50%NOW); RECK 2020.
3	FLD	BP	NEW DWG <50% 1-1-18; RECK 2019.
2	OFC	RV	PER REVAL UNREG MH PUT ON THIS PARCEL FOR 2015
1	FLD	DC	20040909 JC C#01 - 8-11-04:MH LIKE REAL FOR 1-1-04

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