

Situs : 3848 STATE ROUTE 45

Map ID: 33-024-00-018-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/16/24

CURRENT OWNER
 PANZARELLA LORETTA M
 PANZARELLA KEITH
 3848 STATE ROUTE 45
 ROCK CREEK OH 44084
 CAUV Y
 Field Review Flag:

GENERAL INFORMATION
 Routing No. 024-00 018-00
 Class A
 Living Units 1
 Neighborhood 42600
 District
 Zoning
 Alternate Id



Legal Description
 Parcel Tieback: Addl. Tieback: N
 Legal Descriptions:
 155 & 156

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1200		0			
A	S	12000	8.8800	44	0	5	-45	33,520
A	H	12000	1.0000	100	0			15,600
								49,120

Total Acres: 10 Legal Acres: 10.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,190	49,100	49,100	0	0
Building	54,110	154,600	154,600	0	0
Total	71,300	203,700	203,700	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	37,800	114,500	152,300
2021	37,800	114,500	152,300
2022	37,800	114,500	152,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/09/11	110984	60,000	ADDN	Living, Bath, Laundry	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/22/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		SV-Survivorship	PANZARELLA LORETTA M
05/24/06	65,000	2-Land And Building	U-Not Validated	677/ 2345	WD-Warranty Deed	STONE IDA MAE
04/26/02		2-Land And Building	U-Not Validated		ET-Temp Exempt	STONE CHARLEY

Entrance Information

Date	ID	Entry Code	Source
08/08/12	RRB	6-Occupant Not Home	3-Other
02/21/14	DWP	6-Occupant Not Home	3-Other
03/10/14	DWP	6-Occupant Not Home	3-Other

Property Notes
 NC14 TOTAL REHAB 75% COMP. RECK 2015
 FLDRV14 RECK NC14 FOR R/S REAR ADDN
 Note Codes:
 AN-Appraiser'S Note

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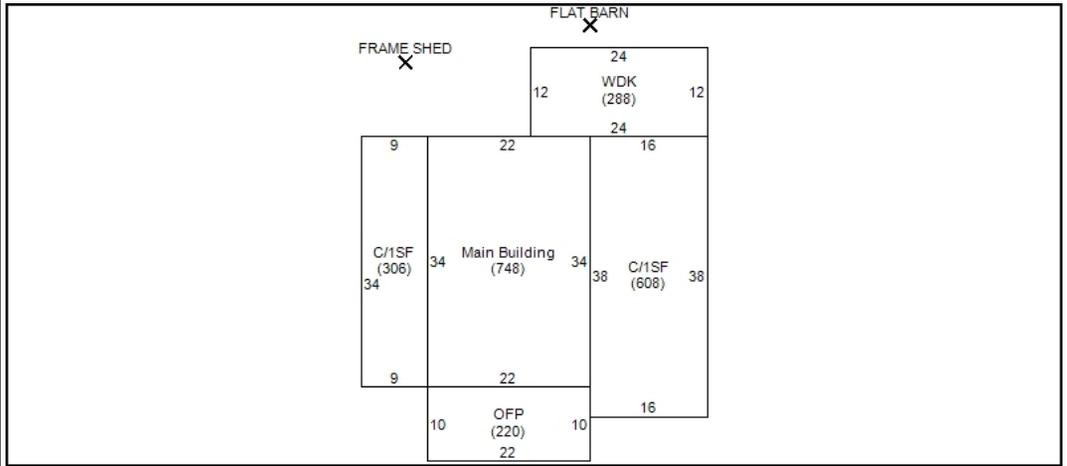
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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1940	Half Baths 0
Eff Year Built 1985	Addl. Fixtures 0
Year Remodeled 2011	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level G-1/4 Bsmt 3/4 Crawl	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 A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	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 AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete	NBHD Fact 1.35
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					748						
1			OFF		220	2014					4,400
2			WDK		288	2014					3,100
3		CSP	1SF		306	2015					15,300
4		CSP	1SF		608	2015					30,400

Dwelling Computations

Base Price	81,900	% Good	70
Plumbing	1,300	Market Adj	
Basement	9,380	Functional	
Heating	0	Economic	100
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	92,580	Additions	40,500
Ground Floor Area	748		
Total Living Area	2,036	Dwelling Value	149,740

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1955		20x30	600	C	1		A				4,600
2	RS1-Frame Shr	1986		8x12	96	C	1		S				300
3	RS1-Frame Shr	2007		0x0	1	C	1		S				
4	RC2-Canopy	2007		0x0	1	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
14	OFC	MI	REMOVED FROM CAUV FOR TY 2023
13	FLD	RV	10-22-20,SY, EST ADDITION 100% COMPLETE FOR 20
12	FLD	RV	REV 2020 NO CHG AS OF DATE RE CK 20 FOR COMP & COND CHG TO GOOD
11	FLD		DWG ADDNS 100 %1-1-19.
10	FLD	BP	NO CHG ON ADDNS AND REMOD 1-1-18;RECK 2019.
9	OFC	LC	CORRECTED ACREAGE PER TYLER 1-1-18. 330240000100 IS 42 AC.
8	FLD	MI	NO CHG IN ADDN/REMOD FOR 1-1-17; RECK 2018.
7	FLD	NC	CHANGE EFFECTIVE AGE OF DWELLING BASED ON AMOUNT OF CONSTRUCTION THAT TOOK PLACE
5	FLD	NC	EC FIELD VISIT, 9/16 ADD 1STY ADDITIONS, 75% COMPL FOR 16, CHANGE MAIN DWELLING
6	FLD	NC	SIZE & WOOD DECK, RECHECK 17 FOE COMPLETION
4	FLD	NC	NEW OFP 50%, WDDK 100% AND DWG REHAB IS 90% 1-1-15; RECK 2016.
3	FLD	NC	1/1/14 DAA- TOTAL REHAB IN PROGRESS 75% COMP. RECK 2015
2	FLD	RV	3-10-14 DWP-RECHECK 2014 NC FOR R/S REAR ADDITION.
1	FLD	NC	9-17-12 PER PICTO: NEW ADDNS > 50% COMP FOR 1-1-12; RECK 2013

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