

Situs : 1280 GARRETT RD

Map ID: 25-013-00-001-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/22/24

CURRENT OWNER
STEWART JAMES J SR
1280 GARRETT ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag: R-INTERIOR REMOD/RENC

GENERAL INFORMATION
Routing No. 013-00 001-01
Class Residential
Living Units 1
Neighborhood 52500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
81 & 82 E 1/2

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	1.0000	100	0			14,950
A	0	0	.7030		0			
A	S	11500	4.8120	54	0	5	-25	29,140
								44,090

Total Acres: 6.515 Legal Acres: 6.52 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,440	44,100	44,100	0	0
Building	42,700	122,000	122,000	0	0
Total	58,140	166,100	166,100	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	33,900	68,300	102,200
2021	33,900	75,100	109,000
2022	33,900	77,400	111,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/19/23	N/A		ALTER	7x16 & 20x20 Addn Compl	Recheck Next Yr

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/13			E-Exempt Conveyance (Sale Price O		QC-Quit Claim	STEWART DAVID H SR
04/12/10			U-Not Validated		QC-Quit Claim	STEWART DAVID H SR
06/30/03	115,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	GORSLENE KENNETH V

Entrance Information

Date	ID	Entry Code	Source
12/06/13	MJB	6-Occupant Not Home	3-Other
07/22/21	SY	6-Occupant Not Home	3-Other
09/01/22	AE	6-Occupant Not Home	3-Other

Property Notes
NO PROG ON ADDNS - BSMT REPAIR 100% 23
Note Codes:
AN-Appraiser'S Note

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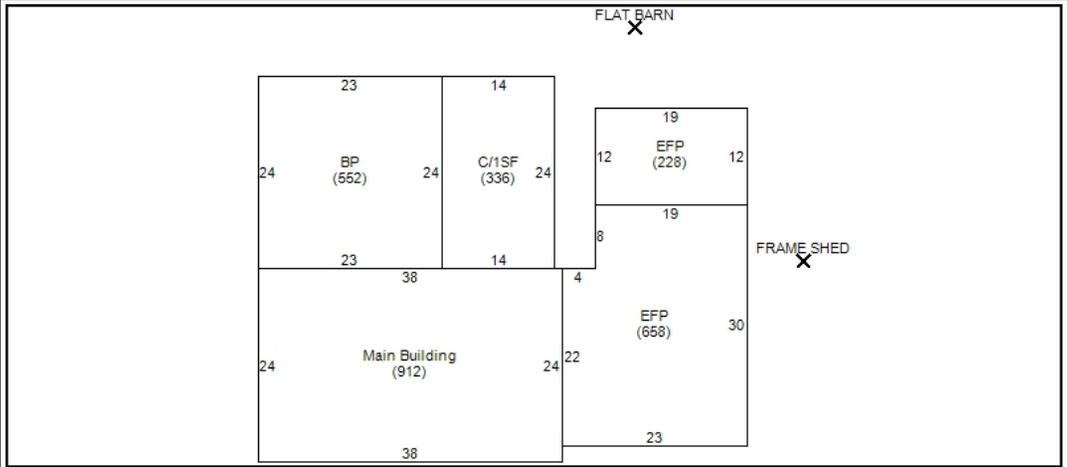
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 1
Year Built 1971	Half Baths 0
Eff Year Built 1975	Addl. Fixtures 0
Year Remodeled 1982	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average 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 AV-AVERAGE	Functional 70
% Good Ovr	Economic
% Complete	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					912						
1	CSP	1SF			336						16,800
2		EFP			658						24,100
3		EFP			228						8,300
4		BPT			552						6,000

Dwelling Computations

Base Price 62,370	% Good 65
Plumbing 1,300	Market Adj
Basement 14,900	Functional 70
Heating 2,840	Economic
Attic 0	% Complete
Other Features 4,000	C&D Factor
	Adj Factor 1.4
Subtotal 85,410	Additions 25,100
Ground Floor Area 912	
Total Living Area 1,248	Dwelling Value 96,540

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1975		24x34	816	C	1		A				7,100
3	RS1-Frame Sh	1111		10x12	120	C	1		S				100
4	AP1-Pole Bldg	2014		24x40	960	C	1	2	A				15,900
5	RC2-Canopy	2014		8x40	320	C	1		A				2,400

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
10	FLD	NC	P/U NEW A/C AND ATT.GAR NOW AN EFP. REMOVED PP POOL AND 84SF PATIO ALL 100%
11	FLD	NC	1-1-21. RECK 2022 FOR REPAIRS.
12	FLD	NC	COULD NOT VERIFY BSMT REPAIR OR INT.COMPL OF 7X16 AND 20X20 ROOMS. PICKED UP
13	FLD	NC	BRICK PATIO IN REAR 1-1-22. RECK'23 FOR REPAIRS.
14	FLD	NC	9/5/23 AE NO CHG TO 7X16 & 20X20 ADDNS BSMT REPAIR EST 100% 23 RE CK 24
8	OFC	HI	SECTIONS. ALSO FOUNDATION LEAKS WATER THRU OUT BASEMENT RECK 22 FOR COMP
7	OFC	HI	SPOKE W OWNER ON INF HEARING DWG HAS TWO ROOMS DOWN TO STUDS 7X16 AND 20X20
9	OFC	HI	AND REPAIRS
6	OFC	SS	NEW SURVEY 5.56 ACRES TO 6.515 ACRES CONVEY#4079 11-20-13

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