

Tax year 2023 to 2024 BOR no. 0087 **FILED ON**

DTE 1
Rev. 12/22

County Ashtabula Date received FEB 26 2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form. Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
Notices will be sent only to those named below.

Ashtabula County
Board of Revision

1. Owner of property		Alan Rabenold Jr		1260 Harper Valley Ln. Geneva OH 44041	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
440-479-4767		alan.rabenoldjr@yahoo.com			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
220132000900			1260 Harper Valley Ln Geneva OH 44041		
7. Principal use of property <u>Primary Home</u>					
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.					
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
220132000900	\$420,000	\$567,000	\$147,000		
9. The requested change in value is justified for the following reasons: <u>See letter</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2-25-24 Complainant or agent (printed) Alan Rabenold Jr Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

Situs : 1260 HARPER VALLEY LN

Map ID: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

CURRENT OWNER
RABENOLD ALAN JR
311 PARKWAY DR
MADISON OH 44057

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-20 009-00
Class Residential
Living Units 1
Neighborhood 47702
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SUB LOT 9
HARPER VALLEY PRESERVE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	30000	1.0000	100	0			39,000
A	S	30000	1.5630	74	0	6	-10	40,600
								79,600

Total Acres: 2.563 Legal Acres: 2.56 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,860	79,600	79,600	0	0
Building	170,590	487,400	487,400	0	0
Total	198,450	567,000	567,000	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	51,200		51,200
2021	51,200		51,200
2022	51,200		51,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/28/22	R-2022-002	550,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/12/22	82,900	1-Land Only	0-Validated Sale		WD-Warranty Deed	FOX DAWN M
04/13/07	73,900	1-Land Only	U-Not Validated	0110/0494	WD-Warranty Deed	HARPER VALLEY PRESERVE
08/11/05		1-Land Only	U-Not Validated	0110/0494	ET-Temp Exempt	

Entrance Information

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other
09/15/23	AK	3-Info At Door	1-Owner

Property Notes
NEW DWLG 100% 1-1-23

Note Codes:
AN-Appraiser'S Note

Situs : 1260 HARPER VALLEY LN

Parcel Id: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

Comments

Number	Code	Status	Comment
4	FLD	NC	9/15/23 AK NEW DWLG 100% 1-1-23 OWNER
1	OFC	NS	20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 08/11/2005
2	FLD	NC	20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES
3	FLD	NC	20060907 CG C#01 - 9-5-06:SEE RTG#001.

Situs : 1260 HARPER VALLEY LN**Parcel Id: 22-013-20-009-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/26/24**

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Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

2-25-2024

Ashtabula County Auditor
25 West Jefferson Street
Jefferson, OH 44047

To Whom it may concern:

I am writing today to file two complaints against the valuation of my property to request a hearing with the board of revision.

The first complaint is that my new home was started at the end of April 2022 at 1260 Harper Valley Ln. Geneva, OH 44041. The House construction was about 11 months to finish with my move in date being around May 8th, 2023, when I was able to move into the home. I feel my concern is that the house assessment was quick since the house was still being built on January 1st, 2023. The Assessment was performed around September of 2023 and was never asked if the home was completed by Jan 2023.

The second complaint is the property tax that was valued for my property at 1260 Harper Valley Ln. Geneva, OH 44041. There are eleven homes in the Harper Valley Preserve development that are valued with my home being a 2350 square foot ranch with basement at \$9,234.64 a year. I have attached all eleven property's reports to compare the homes. I see homes in Harper Valley Preserve development that are like a ranch with basement to my square footage being around \$5,500 to \$6,500 a year for property taxes. The homes that are like mine

1307 Route 307 (Ranch with slab) Taxes \$ 5,380.54 yr. Square foot 2,186

1255 Harper Valley Lane (Ranch with basement) Taxes \$5,122.40 yr. Square foot 1,930

1193 Harper valley lane (Ranch with basement) Taxes 6,647.98 yr. Square Foot 2,358

I look forward to your reply on this issue.

Alan Rabenold Jr. Phone 440-479-4767



Date - 2/25/2024

PARID: 220132000900
NBHD: 47702
RABENOLD ALAN JR

JUR: 04
ROLL: RP
1260 HARPER VALLEY LN

Parcel

Address 1260 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.563
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner RABENOLD ALAN JR

Notes

Tax Mailing Name and Address

Mailing Name 1 RABENOLD ALAN JR
Mailing Name 2
Address 1 311 PARKWAY DR
Address 2
Address 3 MADISON OH 44057
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 9
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$4,617.32	\$4,617.32

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$79,600
Appraised Building	\$487,400
Appraised Total	\$567,000
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$27,860
Assessed Building	\$170,590
Assessed Total	\$198,450
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$51,200	\$0	\$51,200	\$0
2022	\$51,200	\$0	\$51,200	\$0
2023	\$79,600	\$487,400	\$567,000	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	68,084	1.5630		\$40,600.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				111,644	2.5630		\$79,600.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	68,084
Acres	1.5630
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,200.00
Override Rate	
Depth Factor	1
Influence Factor	-10
Influence Codes	6
Nbhd Factor	1.3
Notes	
Value	\$40,600.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,350
Year Built	2022
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	G-GOOD CONDITION
Grade	B+2
CDU	GD-GOOD
Total Rooms	7
Bedrooms	3

Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 2
 Half Baths 1
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace 1
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor 15

 Dwelling Value 487,350
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,328			\$0
1	1		FGR				924			\$31,600
1	2		OPF				346			\$11,300
1	3		OPF				202			\$6,600
1	4		1SF				22			\$1,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
12-APR-2022	\$82,900	1371	0-VALIDATED SALE	1-LAND ONLY	WD-WARRANTY DEED		
13-APR-2007	\$73,900	1139	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 3

Sale Date 12-APR-2022
 Sale Price \$82,900
 Sale Type 1-LAND ONLY
 Deed Transfer # 1371
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

 Seller FOX DAWN M

 Buyer RABENOLD ALAN JR

 Instrument Type WD-WARRANTY DEED
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$51,200
 Note1
 Note2

 Sale Key 172275

NOTES

Comment Number	Code Comment	Who	Wen
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1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 08/11/2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	FLD 9/15/23 AK NEW DWLG 100% 1-1-23 OWNER	SKYAMAMOTO	10/03/2023 05:04 pm

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R-2022-00278	28-APR-2022	\$550,000.00		DWLG	C		

Permit Number	R-2022-00278
Permit Date	28-APR-2022
Amount	\$550,000.00
SQFT	
Purpose	DWLG
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	

Current Full Year Charges

Original Charge	\$16,888.16
Reduction	-\$7,208.40
Adjusted Charge	\$9,679.76
Non-Business Credit	-\$725.72
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Total Full Year Real Estate Only	\$8,954.04
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$9,234.64

1st Half Current Charges (includes adjustments)

Original Charge	\$8,444.08
Reduction	-\$3,604.20
Adjusted Charge	\$4,839.88
Non-Business Credit	-\$362.86
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 1st Half Real Estate Only	\$4,477.02
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$4,617.32

2nd Half Current Charges (includes adjustments)

Original Charge	\$8,444.08
Reduction	-\$3,604.20
Adjusted Charge	\$4,839.88
Non-Business Credit	-\$362.86
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$4,477.02
Special Assessment	\$140.30
CAUV	\$.00

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	8,444.08	8,444.08
RED	DUP		21-DEC-23	0.00	-3,604.20	-3,604.20
RLB	DUP		21-DEC-23	0.00	-362.86	-362.86
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAC	PAY	19006	06-FEB-24	0.00	-2.50	0.00
SAC	PAY	19005	06-FEB-24	0.00	-2.25	0.00
CHG	PAY		06-FEB-24	0.00	-4,477.02	0.00
SAC	PAY	21096	06-FEB-24	0.00	-131.60	0.00
SAF	PAY	21096	06-FEB-24	0.00	-3.95	0.00
Total:				0.00	0.00	4,617.32

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	06-FEB-24	06-FEB-24	\$4,617.32
RP_OH	2022	07-JUN-23	07-JUN-23	\$1,179.70
RP_OH	2021	12-APR-22	12-APR-22	\$566.78
RP_OH	2021	02-MAR-22	02-MAR-22	\$566.78
RP_OH	2020	18-FEB-21	18-FEB-21	\$1,133.98
RP_OH	2019	20-JUL-20	20-JUL-20	\$263.87
RP_OH	2019	16-JAN-20	16-JAN-20	\$263.87
RP_OH	2018	04-FEB-19	04-FEB-19	\$511.64
RP_OH	2017	07-FEB-18	07-FEB-18	\$508.10
RP_OH	2016	23-FEB-17	23-FEB-17	\$494.98
RP_OH	2015	19-JUL-16	19-JUL-16	\$247.01
RP_OH	2015	12-FEB-16	12-FEB-16	\$247.01
RP_OH	2014	26-FEB-15	26-FEB-15	\$487.58
RP_OH	2013	28-AUG-14	28-AUG-14	\$29.63
RP_OH	2013	25-JUL-14	28-JUL-14	\$592.60
RP_OH	2013	13-FEB-14	13-FEB-14	\$592.60
RP_OH	2012	05-JUL-13	05-JUL-13	\$579.78
RP_OH	2012	13-FEB-13	13-FEB-13	\$579.78
RP_OH	2011	12-JUN-12	12-JUN-12	\$572.96
RP_OH	2011	02-MAR-12	02-MAR-12	\$572.96
RP_OH	2010	24-FEB-11	24-FEB-11	\$1,263.37
RP_OH	2009	29-JUN-10	06-JUL-10	\$614.00
RP_OH	2009	15-FEB-10	15-FEB-10	\$614.00

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10

2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$13.56	-\$149.11	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$799.10	\$23.70	\$13.56	-\$696.06	\$140.30

Special Assessment Payoff Totals

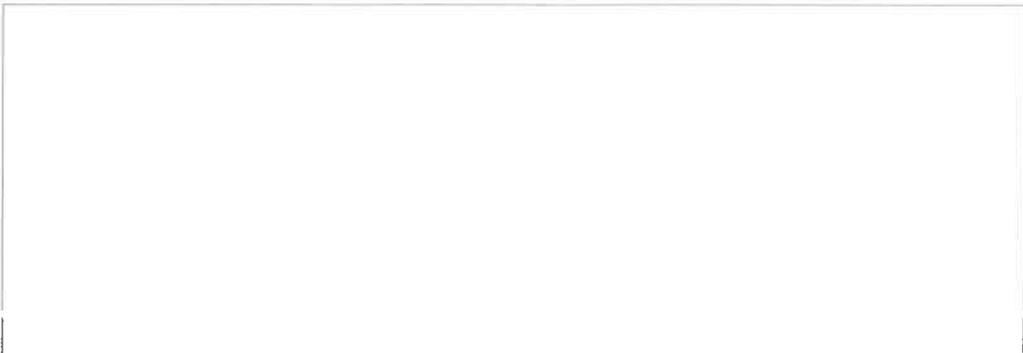
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$0.00	-\$2.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$0.00	-\$2.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$13.56	-\$691.31	\$135.55
Total:		\$799.10	\$23.70	\$13.56	-\$696.06	\$140.30

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			



PARID: 220130001702
NBHD: 47500
FLEISCHMANN BRUCE A

JUR: 04
ROLL: RP
1307 NORTH RIVER (SR 307) RD W

Parcel

Address 1307 NORTH RIVER (SR 307) RD
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 3.084
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47500

Owner

Owner FLEISCHMANN BRUCE A
FLEISCHMANN DEANNA L

Notes

Tax Mailing Name and Address

Mailing Name 1 FLEISCHMANN BRUCE A
Mailing Name 2 FLEISCHMANN DEANNA L
Address 1 1307 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 PART OF LOT 72
Legal Desc 2
Legal Desc 3 HARPERSFIELD-GENEVA JEDD
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$0.54	\$0.54

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$38,100
Appraised Building	\$302,000
Appraised Total	\$340,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$13,340
Assessed Building	\$105,700
Assessed Total	\$119,040
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$20,300	\$0	\$20,300	\$0
2022	\$29,300	\$161,800	\$191,100	\$0
2023	\$38,100	\$302,000	\$340,100	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	12,632	.2900		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	78,147	1.7940		\$21,220.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$16,900.00
Total:				134,339	3.0840		\$38,120.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	12,632
Acres	.2900
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$0.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	14-CONTEMPORARY
Condo Type	-
Square Feet	2,186
Year Built	2021
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	5

Bedrooms 3
 Family Rooms
 Attic 0-NONE
 Basement 0-SLAB
 Rec Room
 Finished Basement
 Full Baths 2
 Half Baths 1
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace 1
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value 301,980
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,186			\$0
1	1		FGR	AUN			716			\$23,400
1	2		OFF				90			\$2,400
1	3		PAT				99			\$500
1	4		OFF				317			\$8,400

OBY

Card	Line #	Code	Desc	Yr Built	Width x Length	Area	Units	Grade	Mod	Cds	Condition	Make	Model	Serial No.	Title No	Value
1	1	RS1	FRAME UTILITY SHED	2021	10 X 15	150 #		C			S					0

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
27-AUG-2020	\$62,500	2994	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		
25-JUL-2003	\$0	2970	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date 27-AUG-2020
 Sale Price \$62,500
 Sale Type 1-LAND ONLY
 Deed Transfer # 2994
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller JENKS JEFFREY P
 Buyer FLEISCHMANN BRUCE A
 FLEISCHMANN DEANNA L
 Instrument Type WD-WARRANTY DEED
 Validity U-NOT VALIDATED
 State Code -
 # of Parcels 1
 Total Appraised \$15,000
 Note1
 Note2

NOTES

Comment Number	Code	Comment	Who	Wen
1		OFC 20030729 TML C#01 - SPLIT 3.0837 ACRES FROM 22-013-00-017-00 ON 7/25/2003	CNVT	12/01/2009 05:00 pm
2		OFC 20030729 TML C#01 - CONVEY # 2970	CNVT	12/01/2009 05:00 pm
3		FLD PER OWNER DWG 75% 1-1-22 (100% NOW); RECK'23. SHED=PP.	MMCARMACK	10/27/2022 11:36 am
4		OFC DWELLING 100% FOR TX YER 23, CLOSE PERMIT.	MSHOUSER	09/12/2023 10:32 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R202100236	03-MAY-2021	\$300,000.00		DWLG	C		

Permit Number	R202100236
Permit Date	03-MAY-2021
Amount	\$300,000.00
SQFT	
Purpose	DWLG
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$10,130.30
Reduction	-\$4,323.94
Adjusted Charge	\$5,806.36
Non-Business Credit	-\$435.32
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Total Full Year Real Estate Only	\$5,371.04
Special Assessment	\$9.50
CAUV	\$0.00
Total Full Year Current Charges	\$5,380.54

1st Half Current Charges (includes adjustments)

Original Charge	\$5,065.15
Reduction	-\$2,161.97
Adjusted Charge	\$2,903.18
Non-Business Credit	-\$217.66
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 1st Half Real Estate Only	\$2,685.52
Special Assessment	\$4.75
CAUV	\$0.00
Total 1st Half Current Charges	\$2,690.27

2nd Half Current Charges (includes adjustments)

Original Charge	\$5,065.15
Reduction	-\$2,161.97
Adjusted Charge	\$2,903.18
Non-Business Credit	-\$217.66
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00

Penalty	\$.00
Total 2nd Half Real Estate Only	\$2,685.52
Special Assessment	\$4.75
CAUV	\$.00
Total 2nd Half Current Charges	\$2,690.27

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	5,065.15	5,065.15
RED	DUP		21-DEC-23	0.00	-2,161.97	-2,161.97
RLB	DUP		21-DEC-23	0.00	-217.66	-217.66
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
CHG	PAY		20-FEB-24	0.00	-2,685.52	-2,684.98
SAC	PAY	19005	20-FEB-24	0.00	-2.25	-2.25
SAC	PAY	19006	20-FEB-24	0.00	-2.50	-2.50
Total:				0.00	0.00	0.54

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	20-FEB-24	20-FEB-24	\$5,380.00
RP_OH	2022	27-FEB-23	27-FEB-23	\$3,191.44
RP_OH	2021	17-FEB-22	17-FEB-22	\$342.16
RP_OH	2020	17-FEB-21	17-FEB-21	\$342.36
RP_OH	2019	07-JUL-20	07-JUL-20	\$132.65
RP_OH	2019	10-FEB-20	10-FEB-20	\$132.65
RP_OH	2018	08-JUL-19	08-JUL-19	\$124.30
RP_OH	2018	13-FEB-19	13-FEB-19	\$124.30
RP_OH	2017	10-JUL-18	10-JUL-18	\$122.47
RP_OH	2017	14-FEB-18	14-FEB-18	\$122.47
RP_OH	2016	11-JUL-17	11-JUL-17	\$115.31
RP_OH	2016	03-FEB-17	03-FEB-17	\$115.31
RP_OH	2015	12-JUL-16	12-JUL-16	\$114.80
RP_OH	2015	09-FEB-16	09-FEB-16	\$114.80
RP_OH	2014	06-JUL-15	06-JUL-15	\$111.49
RP_OH	2014	12-FEB-15	12-FEB-15	\$111.49
RP_OH	2013	11-JUL-14	11-JUL-14	\$229.45
RP_OH	2013	10-FEB-14	10-FEB-14	\$229.45
RP_OH	2012	08-JUL-13	08-JUL-13	\$222.98
RP_OH	2012	11-FEB-13	11-FEB-13	\$222.98
RP_OH	2011	12-JUN-12	12-JUN-12	\$221.53
RP_OH	2011	24-FEB-12	24-FEB-12	\$221.53
RP_OH	2010	08-JUN-11	08-JUN-11	\$242.96
RP_OH	2010	07-FEB-11	07-FEB-11	\$242.96
RP_OH	2009	17-JUN-10	17-JUN-10	\$241.92
RP_OH	2009	12-FEB-10	12-FEB-10	\$241.92

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$9.50	\$0.00	\$9.50

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
Total:				\$19.00	\$0.00	\$0.00	-\$19.00	\$0.00

Special Assessment Payoff Totals

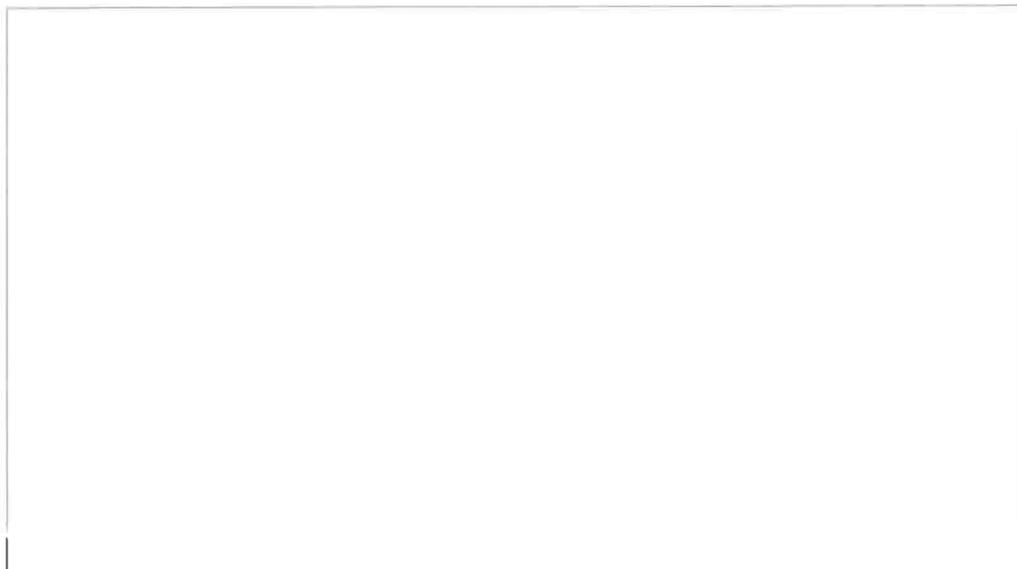
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$9.00	\$0.00	\$0.00	-\$9.00	\$0.00
19006	COUNTYWIDE RECYCLING PROGRAM	\$10.00	\$0.00	\$0.00	-\$10.00	\$0.00
Total:		\$19.00	\$0.00	\$0.00	-\$19.00	\$0.00

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			



PARID: 220132000100
NBHD: 47702
ADAMS HEATHER M

JUR: 04
ROLL: RP
1275 HARPER VALLEY LN

Parcel

Address 1275 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.142
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner ADAMS HEATHER M

Notes

Tax Mailing Name and Address

Mailing Name 1 ADAMS HEATHER M
Mailing Name 2
Address 1 1275 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 1
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$2,709.87	\$2,709.87

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$73,700
Appraised Building	\$251,700
Appraised Total	\$325,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$25,800
Assessed Building	\$88,100
Assessed Total	\$113,900
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$56,700	\$179,700	\$236,400	\$0
2022	\$56,700	\$179,700	\$236,400	\$0
2023	\$73,700	\$251,700	\$325,400	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	49,746	1.1420		\$34,740.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				93,306	2.1420		\$73,740.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	49,746
Acres	1.1420
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	23,400.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$34,740.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	2,034
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	3

Family Rooms
 Attic 0-NONE
 Basement 0-SLAB
 Rec Room
 Finished Basement
 Full Baths 2
 Half Baths
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area
 Cost & Design Factor

 Dwelling Value 246,850
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,034			\$0
1	1		FGR				440			\$11,300
1	2		OFF				158			\$3,900

OBY

Card	Line #	Code	Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make	Model	Serial No.	Title No	Value
1	1	RS1	FRAME UTILITY SHED	2020	20 X 20	400 #	C		AVERAGE					4,800

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
13-FEB-2023		554	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	AF-AFFIDAVIT OF SURVIVORSHIP		
20-APR-2017	\$50,000	1414	0-VALIDATED SALE	1-LAND ONLY	SV-SURVIVORSHIP		
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 3

Sale Date 13-FEB-2023
 Sale Price
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 554
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

 Seller ADAMS RYAN C
 ADAMS HEATHER M

 Buyer ADAMS HEATHER M

 Instrument Type AF-AFFIDAVIT OF SURVIVORSHIP
 Validity E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)
 State Code -
 # of Parcels 1
 Total Appraised \$236,400
 Note1
 Note2

 Sale Key 178455

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-001-00 CONV 3218 8/11/2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SUB PLATTED 8/05 (-65% UD 1-1-05). RECHECK'06,	CNVT	12/01/2009 05:00 pm
3	FLD 20051021 CG C#01 - USE -10% UD FACTOR FOR 1-1-06.	CNVT	12/01/2009 05:00 pm
4	FLD 20060907 CG C#01 - 9-5-06:ROAD/UTILS IN FOR 1-1-06. ADJ LAND-USE 10% UD.	CNVT	12/01/2009 05:00 pm
5	OFC ADDR 1275 HARPER VALLEY LANE PER PLANNING	AAIAROCCI	02/11/2019 04:01 pm
6	FLD DWG 100% 1-1-20. SHED 0% 1-1-20 (100%NOW); RECK 21.	SKYAMAMOTO	10/24/2023 08:36 am
7	FLD SHED 100% 1-1-21.	SKYAMAMOTO	10/24/2023 08:36 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R201900443	12-JUN-2019	\$255,000.00			C		

Permit Number	R201900443
Permit Date	12-JUN-2019
Amount	\$255,000.00
SQFT	
Purpose	
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$9,692.94
Reduction	-\$4,137.26
Adjusted Charge	\$5,555.68
Non-Business Credit	-\$416.54
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Total Full Year Real Estate Only	\$5,139.14
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$5,419.74

1st Half Current Charges (includes adjustments)

Original Charge	\$4,846.47
Reduction	-\$2,068.63
Adjusted Charge	\$2,777.84
Non-Business Credit	-\$208.27
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 1st Half Real Estate Only	\$2,569.57
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$2,709.87

2nd Half Current Charges (includes adjustments)

Original Charge	\$4,846.47
Reduction	-\$2,068.63

Adjusted Charge	\$2,777.84
Non-Business Credit	-\$208.27
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$2,569.57
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$2,709.87

Delinquent Charges

Real Estate Delq. Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq. Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	4,846.47	4,846.47
RED	DUP		21-DEC-23	0.00	-2,068.63	-2,068.63
RLB	DUP		21-DEC-23	0.00	-208.27	-208.27
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	PAY	19006	06-FEB-24	0.00	-2.50	0.00
CHG	PAY		06-FEB-24	0.00	-2,569.57	0.00
SAC	PAY	21096	06-FEB-24	0.00	-131.60	0.00
SAC	PAY	19005	06-FEB-24	0.00	-2.25	0.00
SAF	PAY	21096	06-FEB-24	0.00	-3.95	0.00
Total:				0.00	0.00	2,709.87

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	06-FEB-24	06-FEB-24	\$2,709.87
RP_OH	2022	10-JUL-23	10-JUL-23	\$2,108.48
RP_OH	2022	16-FEB-23	16-FEB-23	\$2,108.48
RP_OH	2021	18-JUL-22	18-JUL-22	\$2,131.52
RP_OH	2021	02-MAR-22	02-MAR-22	\$2,131.52
RP_OH	2020	24-SEP-21	24-SEP-21	\$2,244.83
RP_OH	2020	23-FEB-21	23-FEB-21	\$2,103.90
RP_OH	2019	10-JUN-20	10-JUN-20	\$248.73
RP_OH	2019	24-FEB-20	24-FEB-20	\$248.73
RP_OH	2018	22-FEB-19	22-FEB-19	\$483.20
RP_OH	2017	21-FEB-18	21-FEB-18	\$480.08
RP_OH	2016	20-APR-17	20-APR-17	\$234.03
RP_OH	2016	03-FEB-17	03-FEB-17	\$234.03
RP_OH	2015	12-JUL-16	12-JUL-16	\$233.61
RP_OH	2015	09-FEB-16	09-FEB-16	\$233.61
RP_OH	2014	06-JUL-15	06-JUL-15	\$230.80
RP_OH	2014	12-FEB-15	12-FEB-15	\$230.80
RP_OH	2013	11-JUL-14	11-JUL-14	\$527.33
RP_OH	2013	10-FEB-14	10-FEB-14	\$527.33
RP_OH	2012	08-JUL-13	08-JUL-13	\$516.31
RP_OH	2012	11-FEB-13	11-FEB-13	\$516.31

RP_OH	2011	12-JUN-12	12-JUN-12	\$509.89
RP_OH	2011	24-FEB-12	24-FEB-12	\$509.89
RP_OH	2010	08-JUN-11	08-JUN-11	\$547.07
RP_OH	2010	07-FEB-11	07-FEB-11	\$547.07
RP_OH	2009	17-JUN-10	17-JUN-10	\$545.28
RP_OH	2009	12-FEB-10	12-FEB-10	\$545.28

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2020	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2020	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2020	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2020	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2020	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2020	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$10.87	-\$146.42	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$1,090.80	\$31.60	\$10.87	-\$992.97	\$140.30

Special Assessment Payoff Totals

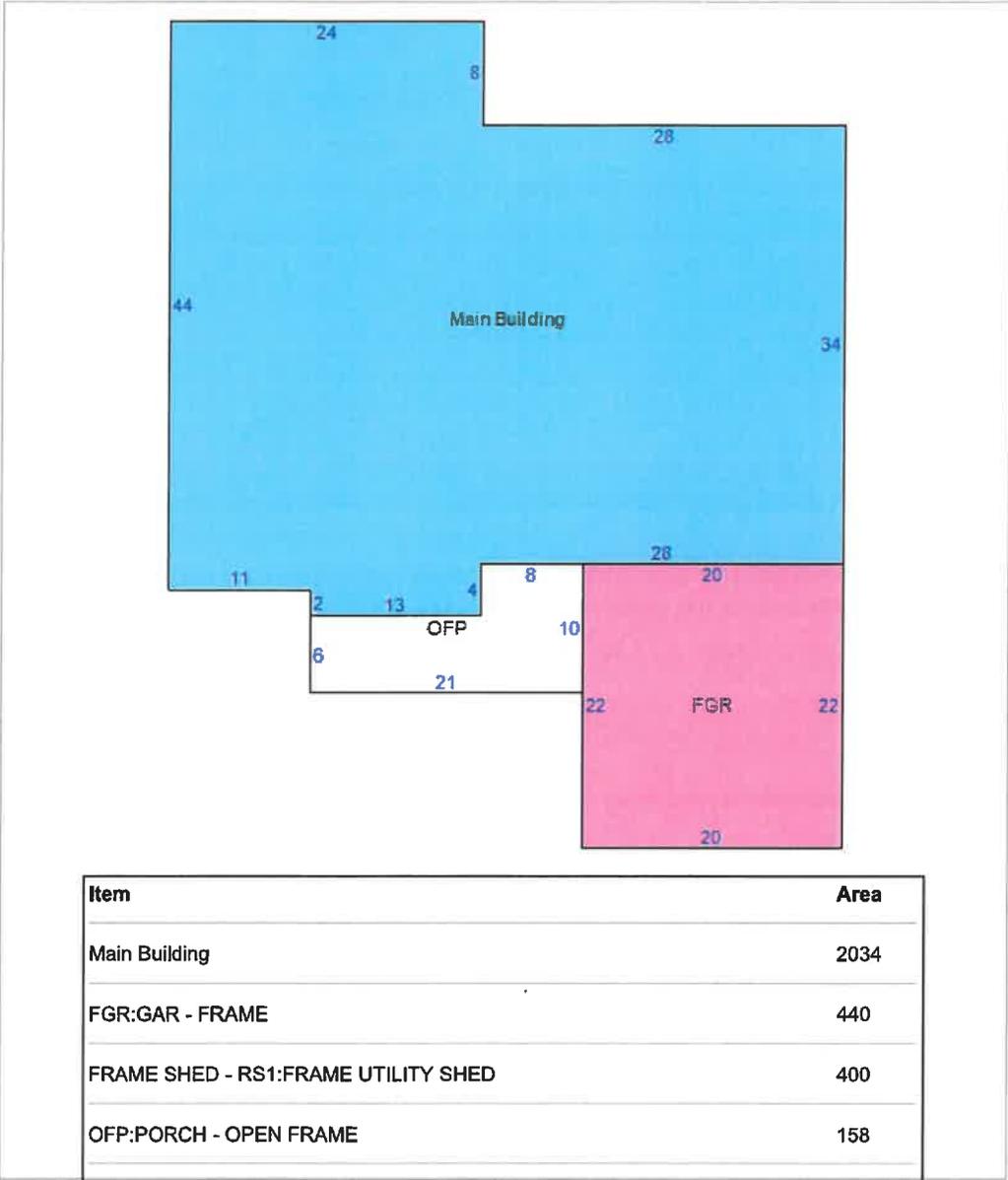
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$18.00	\$0.00	\$0.00	-\$15.75	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$20.00	\$0.00	\$0.00	-\$17.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$1,052.80	\$31.60	\$10.87	-\$959.72	\$135.55
Total:		\$1,090.80	\$31.60	\$10.87	-\$992.97	\$140.30

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			



PARID: 220132000200
NBHD: 47702
POPELY JOHN

JUR: 04
ROLL: RP
1255 HARPER VALLEY LN

Parcel

Address 1255 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.032
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner POPELY JOHN
POPELY BETH A

Notes

Tax Mailing Name and Address

Mailing Name 1 POPELY JOHN
Mailing Name 2 POPELY BETH A
Address 1 1255 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 2
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$2,561.20	\$2,561.20	\$5,122.40

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$70,400
Appraised Building	\$236,200
Appraised Total	\$306,600
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$24,640
Assessed Building	\$82,670
Assessed Total	\$107,310
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$54,200	\$168,700	\$222,900	\$0
2022	\$54,200	\$168,700	\$222,900	\$0
2023	\$70,400	\$236,200	\$306,600	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	44,954	1.0320		\$31,390.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				88,514	2.0320		\$70,390.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	44,954
Acres	1.0320
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	23,400.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$31,390.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	1,930
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	C
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3

Family Rooms
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 2
 Half Baths 0
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value 236,210
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,930			\$0
1	1		FGR				420			\$8,900
1	2		OFF				96			\$1,900

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
25-OCT-2019	\$50,000	4342	0-VALIDATED SALE	1-LAND ONLY	LD-LIMITED WARRANTY DEED		
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date 25-OCT-2019
 Sale Price \$50,000
 Sale Type 1-LAND ONLY
 Deed Transfer # 4342
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller HARPER VALLEY PRESERVE
 INC
 Buyer POPELY JOHN
 POPELY BETH A
 Instrument Type LD-LIMITED WARRANTY DEED
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$12,100
 Note1
 Note2
 Sale Key 154714

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 AUG 11 2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE NOTE ON RTG#001.	CNVT	12/01/2009 05:00 pm

3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	OFC ADDR 1255 HARPER VALLEY LANE PER PLANNING	AAIAROCCI	01/23/2020 02:24 pm
5	FLD DWG<50% 1-1-20; RECK 21.	MMCARMACK	10/02/2020 01:10 pm
6	FLD DWG 100% 1-1-21.	SKYAMAMOTO	10/24/2023 08:35 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R201901127	18-NOV-2019	\$250,000.00			C		

Permit Number	R201901127
Permit Date	18-NOV-2019
Amount	\$250,000.00
SQFT	
Purpose	
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$9,132.14
Reduction	-\$3,897.90
Adjusted Charge	\$5,234.24
Non-Business Credit	-\$392.44
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Total Full Year Real Estate Only	\$4,841.80
Special Assessment	\$280.60
CAUV	\$0.00
Total Full Year Current Charges	\$5,122.40

1st Half Current Charges (includes adjustments)

Original Charge	\$4,566.07
Reduction	-\$1,948.95
Adjusted Charge	\$2,617.12
Non-Business Credit	-\$196.22
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 1st Half Real Estate Only	\$2,420.90
Special Assessment	\$140.30
CAUV	\$0.00
Total 1st Half Current Charges	\$2,561.20

2nd Half Current Charges (includes adjustments)

Original Charge	\$4,566.07
Reduction	-\$1,948.95
Adjusted Charge	\$2,617.12
Non-Business Credit	-\$196.22
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 2nd Half Real Estate Only	\$2,420.90
Special Assessment	\$140.30
CAUV	\$0.00
Total 2nd Half Current Charges	\$2,561.20

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	4,566.07	4,566.07
RED	DUP		21-DEC-23	0.00	-1,948.95	-1,948.95
RLB	DUP		21-DEC-23	0.00	-196.22	-196.22
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
Total:				0.00	2,561.20	2,561.20

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	20-JUL-23	20-JUL-23	\$1,995.98
RP_OH	2022	21-FEB-23	21-FEB-23	\$1,995.98
RP_OH	2021	21-JUL-22	21-JUL-22	\$2,017.70
RP_OH	2021	23-FEB-22	23-FEB-22	\$2,017.70
RP_OH	2020	27-JUL-21	27-JUL-21	\$496.21
RP_OH	2020	22-FEB-21	22-FEB-21	\$496.21
RP_OH	2019	12-JUN-20	12-JUN-20	\$242.66
RP_OH	2019	19-FEB-20	19-FEB-20	\$242.66
RP_OH	2018	08-JUL-19	08-JUL-19	\$235.92
RP_OH	2018	13-FEB-19	13-FEB-19	\$235.92
RP_OH	2017	10-JUL-18	10-JUL-18	\$234.45
RP_OH	2017	14-FEB-18	14-FEB-18	\$234.45
RP_OH	2016	11-JUL-17	11-JUL-17	\$228.98
RP_OH	2016	03-FEB-17	03-FEB-17	\$228.98
RP_OH	2015	12-JUL-16	12-JUL-16	\$228.59
RP_OH	2015	09-FEB-16	09-FEB-16	\$228.59
RP_OH	2014	06-JUL-15	06-JUL-15	\$225.92
RP_OH	2014	12-FEB-15	12-FEB-15	\$225.92
RP_OH	2013	11-JUL-14	11-JUL-14	\$516.96
RP_OH	2013	10-FEB-14	10-FEB-14	\$516.96
RP_OH	2012	08-JUL-13	08-JUL-13	\$506.26
RP_OH	2012	11-FEB-13	11-FEB-13	\$506.26
RP_OH	2011	12-JUN-12	12-JUN-12	\$499.90
RP_OH	2011	24-FEB-12	24-FEB-12	\$499.90
RP_OH	2010	08-JUN-11	08-JUN-11	\$536.05
RP_OH	2010	07-FEB-11	07-FEB-11	\$536.05
RP_OH	2009	17-JUN-10	17-JUN-10	\$534.32
RP_OH	2009	12-FEB-10	12-FEB-10	\$534.32

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$.00	\$4.50

2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$561.20	\$280.60

Special Assessment Payoff Totals

Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$9.00	\$4.50
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$10.00	\$5.00
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$542.20	\$271.10
Total:		\$818.10	\$23.70	\$0.00	-\$561.20	\$280.60

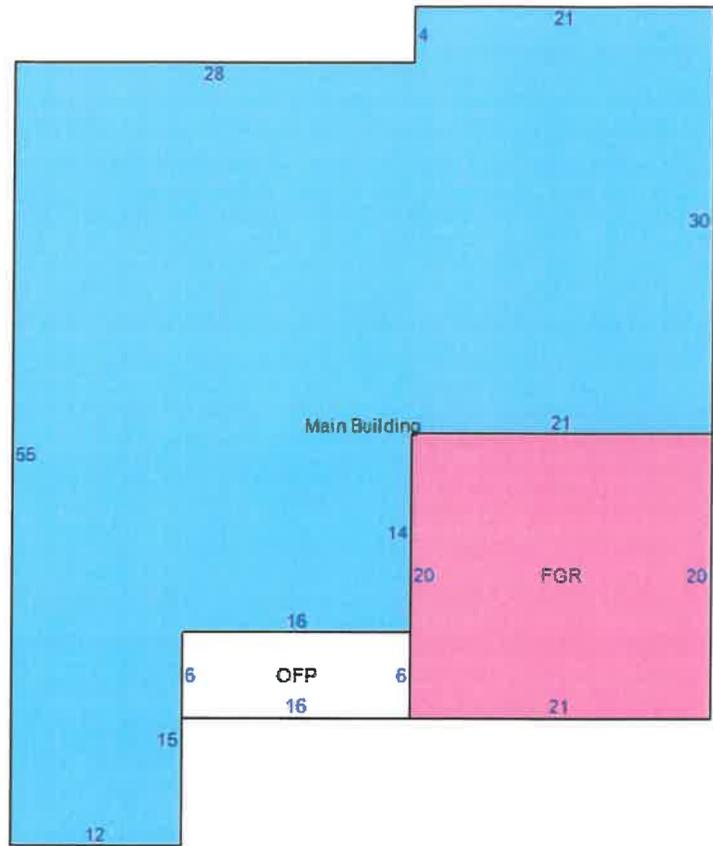
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			





Item	Area
Main Building	1930
FGR:GAR - FRAME	420
OFF:PORCH - OPEN FRAME	96



PARID: 220132000400
NBHD: 47702
HUTCHENS KEVIN E

JUR: 04
ROLL: RP
1193 HARPER VALLEY LN

Parcel

Address 1193 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.356
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner HUTCHENS KEVIN E
HUTCHENS CHRISTIN S
Notes

Tax Mailing Name and Address

Mailing Name 1 HUTCHENS KEVIN E
Mailing Name 2 CHRISTIN S
Address 1 1193 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0102
Mortgage Company CORELOGIC
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 4
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$3,323.99	\$3,323.99

Homestead Credits

Homestead Exemption NO
2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$79,200
Appraised Building	\$331,500
Appraised Total	\$410,700
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$27,720
Assessed Building	\$116,030
Assessed Total	\$143,750
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$60,900	\$236,800	\$297,700	\$0
2022	\$60,900	\$236,800	\$297,700	\$0
2023	\$79,200	\$331,500	\$410,700	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	59,067	1.3560		\$40,190.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				102,627	2.3560		\$79,190.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	59,067
Acres	1.3560
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$40,190.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	2,358
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B-1
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3

Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area
 Cost & Design Factor

Dwelling Value 331,530
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						2,344		\$0
1	1		FGR				888		\$21,700
1	2		OPF				54		\$1,300
1	3		1SF				14		\$800

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
14-FEB-2019	\$65,000	539	0-VALIDATED SALE	2-LAND AND BUILDING	SV-SURVIVORSHIP		
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date 14-FEB-2019
 Sale Price \$65,000
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 539
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

 Seller HARPER VALLEY PRESERVE
 INC

 Buyer HUTCHENS KEVIN E
 HUTCHENS CHRISTIN S

 Instrument Type SV-SURVIVORSHIP
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$13,700
 Note1
 Note2

 Sale Key 149555

NOTES

Comment Number	Code Comment	Who	When
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 8/11/2005	CNVT	12/01/2009 05:00 pm

2	FLD 20051021 CG C#01 - 10-2-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	OFC ADDR 1193 HARPER VALLEY LANE PER PLANNING	AAIAROCCI	06/11/2019 01:56 pm
5	FLD DWG 100% 1-1-20.	MMCARMACK	11/06/2020 10:32 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R201900494	17-JUN-2019	\$310,000.00			C		

Permit Number	R201900494
Permit Date	17-JUN-2019
Amount	\$310,000.00
SQFT	
Purpose	
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$12,233.22
Reduction	-\$5,221.58
Adjusted Charge	\$7,011.64
Non-Business Credit	-\$525.68
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$118.58
Total Full Year Real Estate Only	\$6,367.38
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$6,647.98

1st Half Current Charges (includes adjustments)

Original Charge	\$6,116.61
Reduction	-\$2,610.79
Adjusted Charge	\$3,505.82
Non-Business Credit	-\$262.84
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$59.29
Penalty	\$.00
Total 1st Half Real Estate Only	\$3,183.69
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$3,323.99

2nd Half Current Charges (includes adjustments)

Original Charge	\$6,116.61
Reduction	-\$2,610.79
Adjusted Charge	\$3,505.82
Non-Business Credit	-\$262.84
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$59.29
Penalty	\$.00
Total 2nd Half Real Estate Only	\$3,183.69
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$3,323.99

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
 Total Current Delinquent	 \$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	6,116.61	6,116.61
RED	DUP		21-DEC-23	0.00	-2,610.79	-2,610.79
RLB	DUP		21-DEC-23	0.00	-262.84	-262.84
HRB	DUP		21-DEC-23	0.00	-59.29	-59.29
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
CHG	PAY		12-FEB-24	0.00	-3,183.69	0.00
SAF	PAY	21096	12-FEB-24	0.00	-3.95	0.00
SAC	PAY	21096	12-FEB-24	0.00	-131.60	0.00
SAC	PAY	19006	12-FEB-24	0.00	-2.50	0.00
SAC	PAY	19005	12-FEB-24	0.00	-2.25	0.00
Total:				0.00	0.00	3,323.99

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	12-FEB-24	12-FEB-24	\$3,323.99
RP_OH	2022	07-JUL-23	07-JUL-23	\$2,573.55
RP_OH	2022	17-FEB-23	17-FEB-23	\$2,573.55
RP_OH	2021	14-JUL-22	14-JUL-22	\$2,599.89
RP_OH	2021	02-FEB-22	02-FEB-22	\$2,599.89
RP_OH	2020	28-JUN-21	28-JUN-21	\$2,601.18
RP_OH	2020	27-JAN-21	27-JAN-21	\$2,601.18
RP_OH	2019	02-JUL-20	02-JUL-20	\$256.82
RP_OH	2019	06-FEB-20	06-FEB-20	\$256.82
RP_OH	2018	15-FEB-19	15-FEB-19	\$498.36
RP_OH	2017	10-JUL-18	10-JUL-18	\$247.53
RP_OH	2017	14-FEB-18	14-FEB-18	\$247.53
RP_OH	2016	11-JUL-17	11-JUL-17	\$240.77
RP_OH	2016	03-FEB-17	03-FEB-17	\$240.77
RP_OH	2015	12-JUL-16	12-JUL-16	\$240.32
RP_OH	2015	09-FEB-16	09-FEB-16	\$240.32
RP_OH	2014	06-JUL-15	06-JUL-15	\$237.30
RP_OH	2014	12-FEB-15	12-FEB-15	\$237.30
RP_OH	2013	11-JUL-14	11-JUL-14	\$566.74
RP_OH	2013	10-FEB-14	10-FEB-14	\$566.74
RP_OH	2012	08-JUL-13	08-JUL-13	\$554.62
RP_OH	2012	11-FEB-13	11-FEB-13	\$554.62
RP_OH	2011	12-JUN-12	12-JUN-12	\$547.95
RP_OH	2011	24-FEB-12	24-FEB-12	\$547.95
RP_OH	2010	08-JUN-11	08-JUN-11	\$589.27
RP_OH	2010	07-FEB-11	07-FEB-11	\$589.27
RP_OH	2009	17-JUN-10	17-JUN-10	\$587.30
RP_OH	2009	12-FEB-10	12-FEB-10	\$587.30

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Payoff Totals

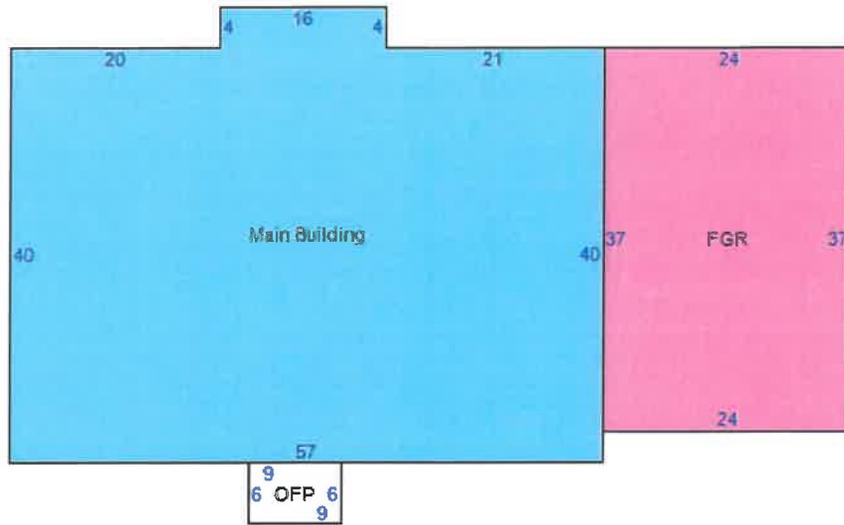
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$11.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$12.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$677.75	\$135.55
Total:		\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			



Item	Area
Main Building	2344
FGR:GAR - FRAME	888
OFF:PORCH - OPEN FRAME	54
1SF:1S FR FRAME	14



PARID: 220132000300
NBHD: 47702
BUSHNELL MARK A

JUR: 04
ROLL: RP
1227 HARPER VALLEY LN

Parcel

Address 1227 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.324
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner BUSHNELL MARK A
BUSHNELL JENNIFER M

Notes

Tax Mailing Name and Address

Mailing Name 1 BUSHNELL MARK A
Mailing Name 2 BUSHNELL JENNIFER M
Address 1 1227 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 3
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$4,660.85	\$4,660.85	\$9,321.70

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$78,200
Appraised Building	\$494,300
Appraised Total	\$572,500
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$27,370
Assessed Building	\$173,010
Assessed Total	\$200,380
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$60,200	\$353,100	\$413,300	\$0
2022	\$60,200	\$353,100	\$413,300	\$0
2023	\$78,200	\$494,300	\$572,500	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	57,673	1.3240		\$39,240.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				101,233	2.3240		\$78,240.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	57,673
Acres	1.3240
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$39,240.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	3,363
Year Built	2020
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	8
Bedrooms	4

Family Rooms
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths 1
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area
 Cost & Design Factor

 Dwelling Value 494,270
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						769			\$0
1	1	BSM	1SF				1,348			\$102,600
1	2	BSM	1SF				169			\$12,900
1	3		FGR	1SF			160			\$11,200
1	4	BSM	1SF				100			\$7,700
1	5		FGR				1,000			\$27,600
1	6		OFF				176			\$4,700
1	7		OFF				142			\$3,800
1	8			FOH			22			\$1,400
1	9			FOH			26			\$1,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
23-AUG-2019	\$52,000	3210	0-VALIDATED SALE	1-LAND ONLY	SV-SURVIVORSHIP		
04-MAR-2014	\$39,900	616	U-NOT VALIDATED	-	WD-WARRANTY DEED	561	665
23-AUG-2006	\$73,900	3374	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 4

Sale Date 23-AUG-2019
 Sale Price \$52,000
 Sale Type 1-LAND ONLY
 Deed Transfer # 3210
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

 Seller ANDERSON PHILLIP
 ANDERSON ALLISON

 Buyer BUSHNELL MARK A
 BUSHNELL JENNIFER M

 Instrument Type SV-SURVIVORSHIP
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$13,500
 Note1
 Note2

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 8/11/2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	OFC LOT FOR SALE ASKING \$58,999 AS OF AUGUST 21, 2019	AGLEUSSNER	08/21/2019 01:49 pm
5	FLD DWG <50% 1-1-20(100%NOW); RECK 2021.	MMCARMACK	10/02/2020 01:26 pm
6	FLD DWG 100% 1-1-21.	MMCARMACK	09/03/2021 11:24 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R201900917	16-SEP-2019	\$400,000.00			C		

Permit Number	R201900917
Permit Date	16-SEP-2019
Amount	\$400,000.00
SQFT	
Purpose	
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$17,052.36
Reduction	-\$7,278.48
Adjusted Charge	\$9,773.88
Non-Business Credit	-\$732.78
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Total Full Year Real Estate Only	\$9,041.10
Special Assessment	\$280.60
CAUV	\$0.00
Total Full Year Current Charges	\$9,321.70

1st Half Current Charges (includes adjustments)

Original Charge	\$8,526.18
Reduction	-\$3,639.24
Adjusted Charge	\$4,886.94
Non-Business Credit	-\$366.39
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 1st Half Real Estate Only	\$4,520.55
Special Assessment	\$140.30
CAUV	\$0.00
Total 1st Half Current Charges	\$4,660.85

2nd Half Current Charges (includes adjustments)

Original Charge	\$8,526.18
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Reduction	-\$3,639.24
Adjusted Charge	\$4,886.94
Non-Business Credit	-\$366.39
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$4,520.55
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$4,660.85

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
 Total Current Delinquent	 \$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	8,526.18	8,526.18
RED	DUP		21-DEC-23	0.00	-3,639.24	-3,639.24
RLB	DUP		21-DEC-23	0.00	-366.39	-366.39
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
Total:				0.00	4,660.85	4,660.85

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	20-JUL-23	20-JUL-23	\$3,580.98
RP_OH	2022	09-MAR-23	09-MAR-23	\$3,946.74
RP_OH	2021	04-AUG-22	04-AUG-22	\$3,621.27
RP_OH	2021	28-FEB-22	28-FEB-22	\$3,621.27
RP_OH	2020	16-JUL-21	16-JUL-21	\$537.62
RP_OH	2020	23-FEB-21	23-FEB-21	\$537.62
RP_OH	2019	17-JUL-20	17-JUL-20	\$255.06
RP_OH	2019	24-FEB-20	24-FEB-20	\$255.06
RP_OH	2018	26-AUG-19	26-AUG-19	\$2.48
RP_OH	2018	12-AUG-19	12-AUG-19	\$24.76
RP_OH	2018	25-MAR-19	25-MAR-19	\$495.08
RP_OH	2017	18-JUN-18	18-JUN-18	\$270.47
RP_OH	2017	28-MAR-18	28-MAR-18	\$245.88
RP_OH	2016	06-JUN-17	06-JUN-17	\$239.80
RP_OH	2016	25-JAN-17	25-JAN-17	\$239.80
RP_OH	2015	15-JUN-16	15-JUN-16	\$23.94
RP_OH	2015	25-APR-16	25-APR-16	\$478.70
RP_OH	2014	25-JUN-15	25-JUN-15	\$496.40
RP_OH	2013	19-MAR-14	19-MAR-14	\$29.93
RP_OH	2013	04-MAR-14	04-MAR-14	\$1,147.00
RP_OH	2012	26-FEB-13	26-FEB-13	\$1,096.98
RP_OH	2011	22-FEB-12	22-FEB-12	\$1,083.74
RP_OH	2010	03-FEB-11	03-FEB-11	\$1,165.20
RP_OH	2009	12-FEB-10	12-FEB-10	\$1,158.38
RP_OH	2009	02-JAN-10	02-JAN-10	\$2.98

RP_OH	2009	02-JAN-10	02-JAN-10	-\$2.98
RP_OH	2009	11-JUL-09	11-JUL-09	\$2.98

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.23	-\$2.48	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.25	-\$2.75	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$13.56	-\$149.11	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$14.04	-\$575.24	\$280.60

Special Assessment Payoff Totals

Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.23	-\$9.23	\$4.50
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.25	-\$10.25	\$5.00
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$13.56	-\$555.76	\$271.10
Total:		\$818.10	\$23.70	\$14.04	-\$575.24	\$280.60

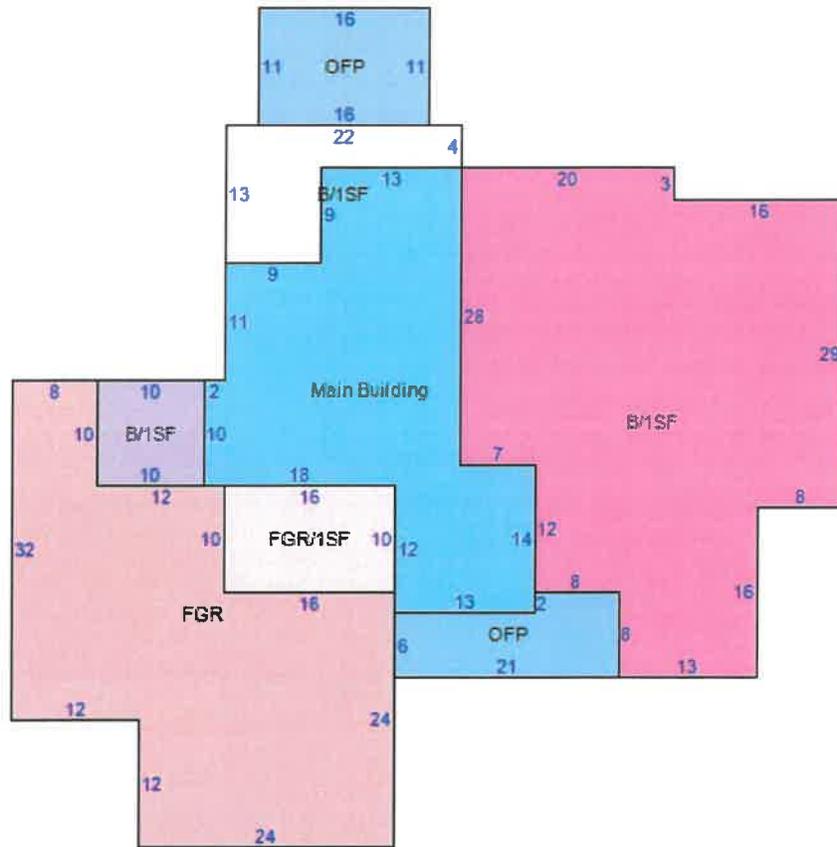
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			

2021 21096 HARPSFLD LIGHTING HARPER VALLE
 2022 21096 HARPSFLD LIGHTING HARPER VALLE
 2023 21096 HARPSFLD LIGHTING HARPER VALLE



Item	Area
Main Building	769
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	1348
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	169
FGR/1SF:GAR - FRAME/1S FR FRAME	160
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	100
FGR:GAR - FRAME	1000
OFP:PORCH - OPEN FRAME	176
OFP:PORCH - OPEN FRAME	142
FOH:OVERHANG - FRAME	22
FOH:OVERHANG - FRAME	26

PARID: 220132000500
NBHD: 47702
FORTNEY JAMES

JUR: 04
ROLL: RP
1177 HARPER VALLEY LN

Parcel

Address 1177 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.253
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner FORTNEY JAMES
AMY

Notes

Tax Mailing Name and Address

Mailing Name 1 FORTNEY JAMES
Mailing Name 2 AMY
Address 1 1177 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0081
Mortgage Company THE ANDOVER BANK
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 5HARPER VALLEY PRESERVE
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$0.00	\$0.00

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$76,100
Appraised Building	\$479,900
Appraised Total	\$556,000
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$26,640
Assessed Building	\$167,970
Assessed Total	\$194,610
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$58,600	\$342,800	\$401,400	\$0
2022	\$58,600	\$342,800	\$401,400	\$0
2023	\$76,100	\$479,900	\$556,000	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	54,581	1.2530		\$37,140.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				98,141	2.2530		\$76,140.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	54,581
Acres	1.2530
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$37,140.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction Style	1-WOOD/VINYL 14-CONTEMPORARY
Condo Type	-
Square Feet	3,852
Year Built	2010
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	9
Bedrooms	3

Family Rooms	
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	
Full Baths	3
Half Baths	1
Heat	4-HEAT PUMP
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	
Cost & Design Factor	
Dwelling Value	479,910
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						731			\$0
1	1	BSM	1SF				80			\$5,800
1	2	BSM	1SF				42			\$3,100
1	3	BSM	1S9				171			\$12,500
1	4		FBY				7			\$400
1	5		OFF				176			\$4,300
1	6	BSM	1SF				715			\$51,400
1	7	CSP	1SF	HSF			278			\$25,500
1	9		FGR	1SF			814			\$53,500
1	12		FGR	AUN			480			\$14,600
1	14	BSM	1SF	HSF			96			\$9,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
28-FEB-2006	\$72,400	710	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

Sale Date	28-FEB-2006
Sale Price	\$72,400
Sale Type	2-LAND AND BUILDING
Deed Transfer #	710
Book / Page	0110 / 0494
Source	-
Seller	HARPER VALLEY PRESERVE INC
Buyer	FORTNEY JAMES AMY
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	
Total Appraised	
Note1	
Note2	

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-17-00 CONV 3218 08112005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	FLD 10-20-10:BP#091045-OWN, DWG <50% 1-1-10. 100% 1-1-11 MOVED IN ON JUNE 2010.	MMCARMACK	12/01/2011 12:09 pm
5	FLD NOTE:MEAS ON ANGLED PORTIONS ARE ESTIMATES FROM BLD PLANS. WAS	MMCARMACK	12/01/2011 12:09 pm
6	FLD DIFFICULT TO GET INTO SYSTEM.	MMCARMACK	12/01/2011 12:09 pm

Current Full Year Charges

Original Charge	\$16,561.34
Reduction	-\$7,068.94
Adjusted Charge	\$9,492.40
Non-Business Credit	-\$711.68
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Total Full Year Real Estate Only	\$8,780.72
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$9,061.32

1st Half Current Charges (includes adjustments)

Original Charge	\$8,280.67
Reduction	-\$3,534.47
Adjusted Charge	\$4,746.20
Non-Business Credit	-\$355.84
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 1st Half Real Estate Only	\$4,390.36
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$4,530.66

2nd Half Current Charges (includes adjustments)

Original Charge	\$8,280.67
Reduction	-\$3,534.47
Adjusted Charge	\$4,746.20
Non-Business Credit	-\$355.84
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$4,390.36
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$4,530.66

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	8,280.67	8,280.67
RED	DUP		21-DEC-23	0.00	-3,534.47	-3,534.47
RLB	DUP		21-DEC-23	0.00	-355.84	-355.84
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAC	PAY	19006	06-FEB-24	0.00	-2.50	-2.50
SAC	PAY	19005	06-FEB-24	0.00	-2.25	-2.25
SAF	PAY	21096	06-FEB-24	0.00	-3.95	-3.95
CHG	PAY		06-FEB-24	0.00	-4,390.36	-4,390.36
SAC	PAY	21096	06-FEB-24	0.00	-131.60	-131.60
Total:				0.00	0.00	0.00

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	06-FEB-24	06-FEB-24	\$9,061.32
RP_OH	2022	01-MAR-23	01-MAR-23	\$6,963.62
RP_OH	2021	28-JAN-22	28-JAN-22	\$7,041.82
RP_OH	2020	01-FEB-21	01-FEB-21	\$7,045.36
RP_OH	2019	16-JAN-20	16-JAN-20	\$7,107.12
RP_OH	2018	17-JAN-19	17-JAN-19	\$6,677.60
RP_OH	2017	22-JAN-18	22-JAN-18	\$6,583.28
RP_OH	2016	13-JAN-17	13-JAN-17	\$6,219.94
RP_OH	2015	21-JUL-16	21-JUL-16	\$3,096.93
RP_OH	2015	19-FEB-16	19-FEB-16	\$3,096.93
RP_OH	2014	15-JUL-15	15-JUL-15	\$3,011.93
RP_OH	2014	26-FEB-15	26-FEB-15	\$3,011.93
RP_OH	2013	18-JUL-14	18-JUL-14	\$3,090.73
RP_OH	2013	24-FEB-14	24-FEB-14	\$3,090.73
RP_OH	2012	17-JUL-13	17-JUL-13	\$3,007.79
RP_OH	2012	20-FEB-13	20-FEB-13	\$3,007.79
RP_OH	2011	24-AUG-12	24-AUG-12	\$298.53
RP_OH	2011	10-JUL-12	10-JUL-12	\$2,985.22
RP_OH	2011	02-MAR-12	02-MAR-12	\$2,985.22
RP_OH	2010	17-MAY-11	17-MAY-11	\$568.90
RP_OH	2010	19-JAN-11	19-JAN-11	\$568.90
RP_OH	2009	28-JUN-10	28-JUN-10	\$567.02
RP_OH	2009	05-FEB-10	05-FEB-10	\$567.02

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00

2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
Total:				\$818.10	\$23.70	\$0.00	-\$841.80	\$0.00

Special Assessment Payoff Totals

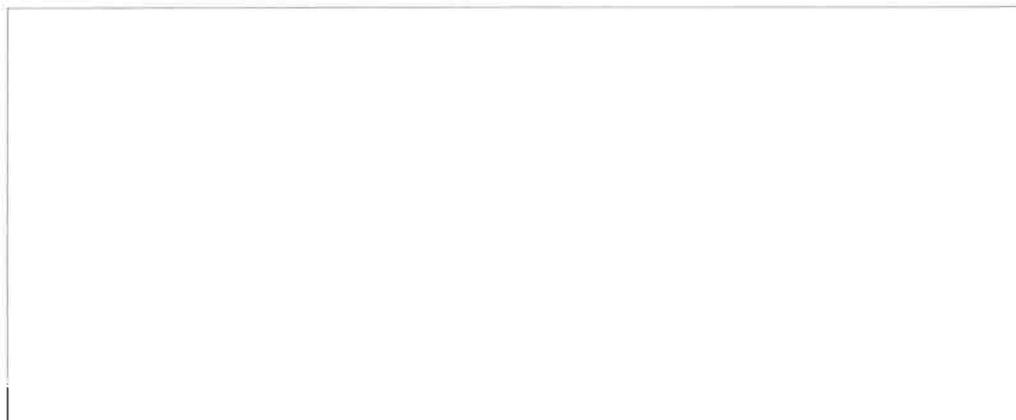
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$13.50	\$0.00
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$15.00	\$0.00
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$813.30	\$0.00
Total:		\$818.10	\$23.70	\$0.00	-\$841.80	\$0.00

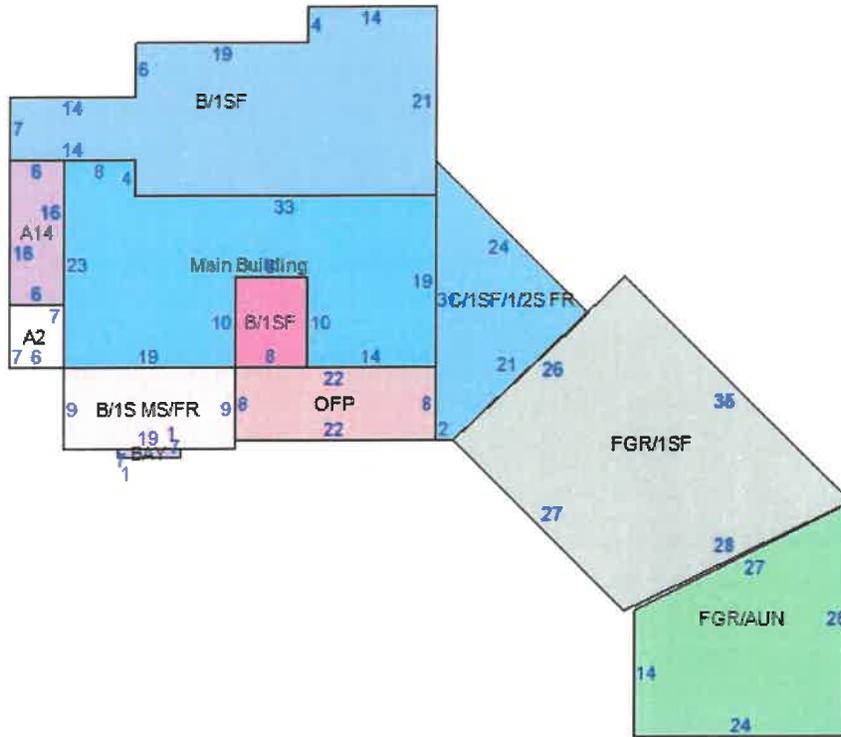
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			





Item	Area
Main Building	731
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	80
FGR/AUN:GAR - FRAME/ATTIC - UNFINISHED	480
B/1SF/1/2S FR - BSM/1SF/HSF:FNDN - BSMT UNFIN/1S FR FRAME/1/2S FRAME	96
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	42
B/1S MS/FR - BSM/1S9:FNDN - BSMT UNFIN/1S MASONRY & FRAME	171
BAY - FBY:BAY - FRAME	7
OFF:PORCH - OPEN FRAME	176
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	715
C/1SF/1/2S FR - CSP/1SF/HSF:FNDN - CRAWL ONLY/1S FR FRAME/1/2S FRAME	278
FGR/1SF:GAR - FRAME/1S FR FRAME	814



PARID: 220130001704
NBHD: 47702
TODD NORVELL L

JUR: 04
ROLL: RP
1160 HARPER VALLEY LN

Parcel

Address 1160 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.4587
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner TODD NORVELL L
TODD STACEY M

Notes

Tax Mailing Name and Address

Mailing Name 1 TODD NORVELL L
Mailing Name 2 TODD STACEY M
Address 1 1160 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 LOT 72
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$4,533.87	\$4,533.87	\$9,067.74

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$82,200
Appraised Building	\$491,400
Appraised Total	\$573,600
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$28,770
Assessed Building	\$171,990
Assessed Total	\$200,760
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$44,900	\$0	\$44,900	\$0
2022	\$44,900	\$0	\$44,900	\$0
2023	\$82,200	\$491,400	\$573,600	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	63,541	1.4587		\$43,240.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				107,101	2.4587		\$82,240.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	63,541
Acres	1.4587
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$43,240.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	2,925
Year Built	2022
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	G-GOOD CONDITION
Grade	B+1
CDU	GD-GOOD
Total Rooms	9
Bedrooms	5

Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths 2
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace 1
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value 472,290
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						681			\$0
1	1	BSM	1SF				1,402			\$106,800
1	2		FGR	1SF			161			\$11,200
1	3		FGR	AUN			567			\$18,500
1	4		FGR				28			\$800
1	5		FGR				400			\$11,100
1	6		WDK				742			\$10,700
1	7		OFF				193			\$5,100

OBJ

Card #	Line #	Code Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No	Value
1	1	RP2 PREFABRICATED VINYL POOL	2022	18 X 36	648 #	C		AVERAGE				19,100

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
14-OCT-2021	\$115,000	4306	0-VALIDATED SALE	1-LAND ONLY	GW-GENERAL WARRANTY	
24-MAY-2021		2004	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	1-LAND ONLY	QC-QUIT CLAIM	

Sales History

1 of 2

Sale Date 14-OCT-2021
 Sale Price \$115,000
 Sale Type 1-LAND ONLY
 Deed Transfer # 4306
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller HARPER VALLEY PRESERVE INC
 Buyer TODD NORVELL L
 TODD STACEY M
 Instrument Type GW-GENERAL WARRANTY
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1

Total Appraised \$44,900
 Note1
 Note2

Sale Key 168773

NOTES

Comment Number	Code	Comment	Who	Wen
1	OFC	NEW SPLIT 2.4587 ACRES FROM 22-013-00-017-00 CONV#2004 5-24-21	TASTOKES	05/24/2021 11:21 am
2	FLD	9/18/23 AK NEW DWLG 100% 1-1-23 OWNER	SKYAMAMOTO	10/03/2023 05:23 pm

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R202101092	28-DEC-2021	\$500,000.00		DWLG	C		

Permit Number R202101092
 Permit Date 28-DEC-2021
 Amount \$500,000.00
 SQFT
 Purpose DWLG
 Open/Closed C
 Rough In Date
 Final Inspection Date
 Hansen Project Name
 Notes RESIDENTIAL NEW STRUCTURE

Current Full Year Charges

Original Charge	\$17,084.66
Reduction	-\$7,292.24
Adjusted Charge	\$9,792.42
Non-Business Credit	-\$734.18
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Total Full Year Real Estate Only	\$9,058.24
Special Assessment	\$9.50
CAUV	\$.00
Total Full Year Current Charges	\$9,067.74

1st Half Current Charges (includes adjustments)

Original Charge	\$8,542.33
Reduction	-\$3,646.12
Adjusted Charge	\$4,896.21
Non-Business Credit	-\$367.09
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 1st Half Real Estate Only	\$4,529.12
Special Assessment	\$4.75
CAUV	\$.00
Total 1st Half Current Charges	\$4,533.87

2nd Half Current Charges (includes adjustments)

Original Charge	\$8,542.33
Reduction	-\$3,646.12
Adjusted Charge	\$4,896.21
Non-Business Credit	-\$367.09

Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$4,529.12
Special Assessment	\$4.75
CAUV	\$.00
Total 2nd Half Current Charges	\$4,533.87

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	8,542.33	8,542.33
RED	DUP		21-DEC-23	0.00	-3,646.12	-3,646.12
RLB	DUP		21-DEC-23	0.00	-367.09	-367.09
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
Total:				0.00	4,533.87	4,533.87

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	20-JUL-23	20-JUL-23	\$373.89
RP_OH	2022	07-MAR-23	07-MAR-23	\$373.89
RP_OH	2021	27-JUN-22	27-JUN-22	\$378.28
RP_OH	2021	16-FEB-22	16-FEB-22	\$378.28

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$.00	\$5.00
Total:				\$9.50	\$.00	\$9.50

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$.00	\$0.00	\$0.00	\$2.25
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$.00	\$0.00	\$0.00	\$2.50
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$.00	\$0.00	\$0.00	\$2.50
Total:				\$9.50	\$.00	\$0.00	\$0.00	\$9.50

Special Assessment Payoff Totals

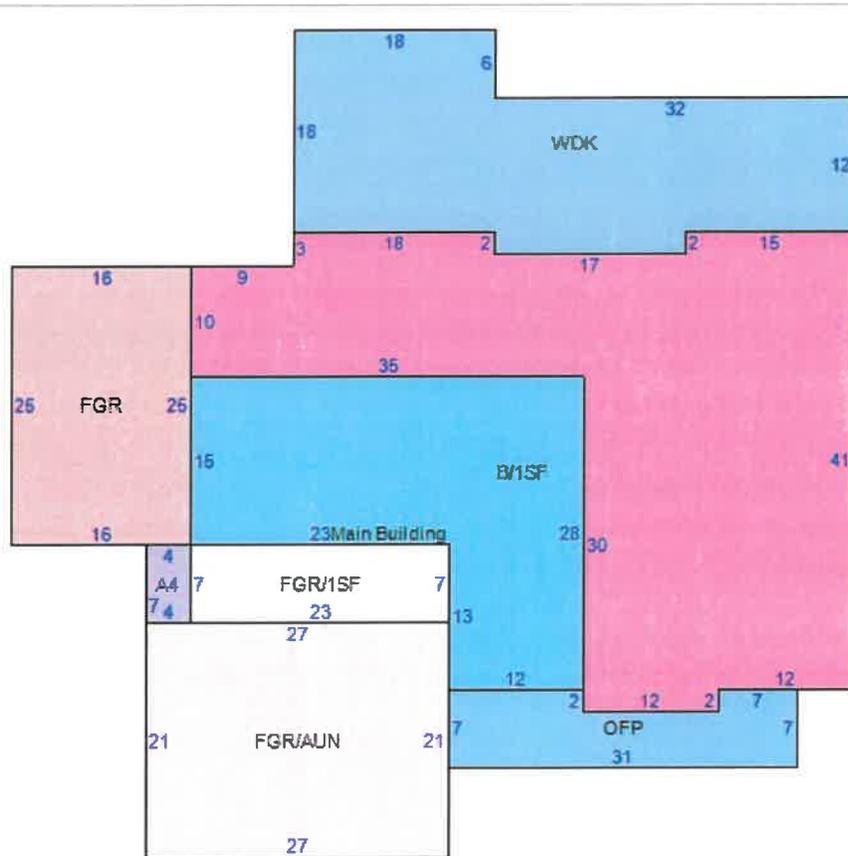
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$.00	\$0.00	\$0.00	\$4.50
19006	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$.00	\$0.00	\$0.00	\$5.00
Total:		\$9.50	\$.00	\$0.00	\$0.00	\$9.50

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			



Item	Area
Main Building	681
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	1402
POOL - RP2:PREFABRICATED VINYL POOL	648
FGR/1SF:GAR - FRAME/1S FR FRAME	161
FGR/AUN:GAR - FRAME/ATTIC - UNFINISHED	567
FGR:GAR - FRAME	28
FGR:GAR - FRAME	400
WDK:DECK - WOOD	742



PARID: 220132000600
NBHD: 47702
JENKS JEFFREY P

JUR: 04
ROLL: RP
1176 HARPER VALLEY LN

Parcel

Address 1176 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.142
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner JENKS JEFFREY P
JACQUELINE

Notes

Tax Mailing Name and Address

Mailing Name 1 JENKS JEFFREY P
Mailing Name 2 JACQUELINE
Address 1 5449 BISHOP RD
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 6HARPER VALLEY PRESERVE
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$3,371.95	\$3,371.95

Homestead Credits

Homestead Exemption NO
2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$73,700
Appraised Building	\$343,300
Appraised Total	\$417,000
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$25,800
Assessed Building	\$120,160
Assessed Total	\$145,960
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$56,700	\$245,200	\$301,900	\$0
2022	\$56,700	\$245,200	\$301,900	\$0
2023	\$73,700	\$343,300	\$417,000	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	49,746	1.1420		\$34,740.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				93,306	2.1420		\$73,740.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	49,746
Acres	1.1420
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	23,400.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$34,740.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	15-LOG HOME
Condo Type	-
Square Feet	2,496
Year Built	2006
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	9
Bedrooms	4

Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement 0
 Full Baths 5
 Half Baths 0
 Heat 4-HEAT PUMP
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area 0
 Cost & Design Factor

Dwelling Value 343,340
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						896			\$0
1	1	BSM	1SF				704			\$46,700
1	2		WDK				280			\$3,400
1	3		OFF				400			\$9,100
1	4		EFP				240			\$10,000

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
16-MAY-2006	\$0	1792	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date 16-MAY-2006
 Sale Price \$0
 Sale Type 1-LAND ONLY
 Deed Transfer # 1792
 Book / Page 0110 / 0494
 Source -
 Seller HARPER VALLEY PRESERVE
 INC
 Buyer JENKS JEFFREY P
 JACQUELINE
 Instrument Type ET-TEMP EXEMPT
 Validity U-NOT VALIDATED
 State Code -
 # of Parcels
 Total Appraised
 Note1
 Note2
 Sale Key 41751

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 8/11/2005	CNVT	12/01/2009 05:00 pm

2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:ROAD/UTILS IN FOR 1-1-06. ADJ LAND (-10% UD). ALSO	CNVT	12/01/2009 05:00 pm
4	FLD 20060907 CG C#01 - DWG UNDER CONSTR NOW, RECHECK'07	CNVT	12/01/2009 05:00 pm
5	FLD 20070522 CG C#01 - 4/3/07 EST DWLG 50% FOR 1/1/07 (85% NOW) RECHECK'08	CNVT	12/01/2009 05:00 pm
6	FLD 20070522 CG C#01 - DWLG FV	CNVT	12/01/2009 05:00 pm
7	FLD 20070522 CG C#01 - 10/2/07 CHG DEPR TO REFLECT % OF COMPLETION PER OWNER'S	CNVT	12/01/2009 05:00 pm
8	FLD 20070522 CG C#01 - COMMENT CARD. ADD BATH AND CHG BSMT AREA TO REFLECT CARD,	CNVT	12/01/2009 05:00 pm
9	FLD 20070522 CG C#01 - RECHECK'08	CNVT	12/01/2009 05:00 pm
10	FLD 20081007 CG C#01 - 10/2/08 EST DWLG 100% 1/1/08	CNVT	12/01/2009 05:00 pm
11	FLD REV 2020 CHG 10X24 OFF TO EFP, PART OF WDK TO OFF FOR REVAL	KDRIPPS	03/09/2020 08:52 am

Current Full Year Charges

Original Charge	\$12,421.20
Reduction	-\$5,301.76
Adjusted Charge	\$7,119.44
Non-Business Credit	-\$533.78
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$122.36
Total Full Year Real Estate Only	\$6,463.30
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$6,743.90

1st Half Current Charges (includes adjustments)

Original Charge	\$6,210.60
Reduction	-\$2,650.88
Adjusted Charge	\$3,559.72
Non-Business Credit	-\$266.89
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$61.18
Penalty	\$.00
Total 1st Half Real Estate Only	\$3,231.65
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$3,371.95

2nd Half Current Charges (includes adjustments)

Original Charge	\$6,210.60
Reduction	-\$2,650.88
Adjusted Charge	\$3,559.72
Non-Business Credit	-\$266.89
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$61.18
Penalty	\$.00
Total 2nd Half Real Estate Only	\$3,231.65
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$3,371.95

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	6,210.60	6,210.60
RED	DUP		21-DEC-23	0.00	-2,650.88	-2,650.88
RLB	DUP		21-DEC-23	0.00	-266.89	-266.89
HRB	DUP		21-DEC-23	0.00	-61.18	-61.18
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	PAY	19005	15-FEB-24	0.00	-2.25	0.00
SAC	PAY	21096	15-FEB-24	0.00	-131.60	0.00
SAF	PAY	21096	15-FEB-24	0.00	-3.95	0.00
CHG	PAY		15-FEB-24	0.00	-3,231.65	0.00
SAC	PAY	19006	15-FEB-24	0.00	-2.50	0.00
Total:				0.00	0.00	3,371.95

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	15-FEB-24	15-FEB-24	\$3,371.95
RP_OH	2022	11-JUL-23	11-JUL-23	\$2,607.12
RP_OH	2022	24-FEB-23	24-FEB-23	\$2,607.12
RP_OH	2021	11-JUL-22	11-JUL-22	\$2,633.77
RP_OH	2021	01-FEB-22	01-FEB-22	\$2,633.77
RP_OH	2020	16-JUL-21	16-JUL-21	\$2,635.09
RP_OH	2020	26-JAN-21	26-JAN-21	\$2,635.09
RP_OH	2019	07-JUL-20	07-JUL-20	\$2,443.28
RP_OH	2019	10-FEB-20	10-FEB-20	\$2,443.28
RP_OH	2018	08-JUL-19	08-JUL-19	\$2,293.66
RP_OH	2018	13-FEB-19	13-FEB-19	\$2,293.66
RP_OH	2017	10-JUL-18	10-JUL-18	\$2,260.16
RP_OH	2017	14-FEB-18	14-FEB-18	\$2,260.16
RP_OH	2016	11-JUL-17	11-JUL-17	\$2,134.37
RP_OH	2016	03-FEB-17	03-FEB-17	\$2,134.37
RP_OH	2015	12-JUL-16	12-JUL-16	\$2,125.65
RP_OH	2015	09-FEB-16	09-FEB-16	\$2,125.65
RP_OH	2014	06-JUL-15	06-JUL-15	\$2,064.62
RP_OH	2014	12-FEB-15	12-FEB-15	\$2,064.62
RP_OH	2013	11-JUL-14	11-JUL-14	\$2,530.24
RP_OH	2013	10-FEB-14	10-FEB-14	\$2,530.24
RP_OH	2012	08-JUL-13	08-JUL-13	\$2,461.37
RP_OH	2012	11-FEB-13	11-FEB-13	\$2,461.37
RP_OH	2011	12-JUN-12	12-JUN-12	\$2,442.33
RP_OH	2011	24-FEB-12	24-FEB-12	\$2,442.33
RP_OH	2010	08-JUN-11	08-JUN-11	\$2,881.63
RP_OH	2010	02-MAR-11	07-MAR-11	\$2,619.66
RP_OH	2010	07-FEB-11	07-FEB-11	\$2,619.66
RP_OH	2010	07-FEB-11	17-FEB-11	-\$2,619.66
RP_OH	2009	17-JUN-10	17-JUN-10	\$2,608.98
RP_OH	2009	12-FEB-10	12-FEB-10	\$2,608.98

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Payoff Totals

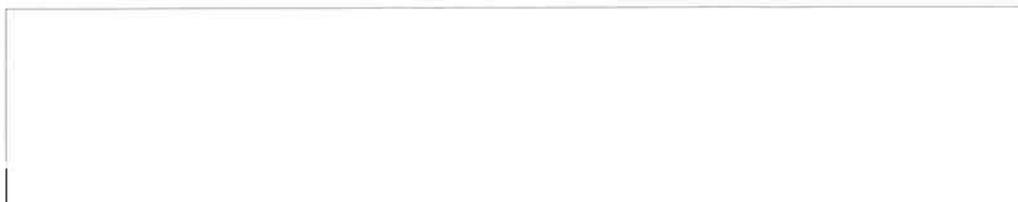
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$11.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$12.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$677.75	\$135.55
Total:		\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

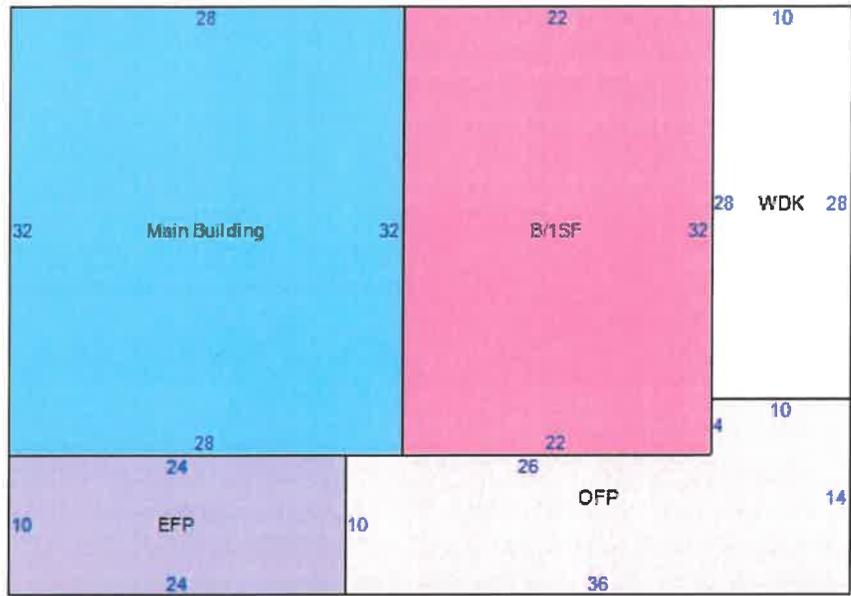
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			





Item	Area
Main Building	896
B/1SF - BSM/1SF:FNDN - BSMT UNFIN/1S FR FRAME	704
WDK:DECK - WOOD	280
OFF:PORCH - OPEN FRAME	400
EFP:PORCH - ENCL FRAME	240



PARID: 220132000700
NBHD: 47702
LIVINGSTON TARA M

JUR: 04
ROLL: RP
1216 HARPER VALLEY LN

Parcel

Address 1216 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.466
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner LIVINGSTON TARA M
LIVINGSTON CHRISTOPHER J

Notes

Tax Mailing Name and Address

Mailing Name 1 LIVINGSTON TARA M
Mailing Name 2 LIVINGSTON CHRISTOPHER J
Address 1 585 SOUTH BLVD E
Address 2
Address 3 PONTIAC MI 48341
Mortgage Company 0102
Mortgage Company CORELOGIC
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 7
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$3,012.89	\$3,012.89

Homestead Credits

Homestead Exemption NO
2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$82,500
Appraised Building	\$287,900
Appraised Total	\$370,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$28,880
Assessed Building	\$100,770
Assessed Total	\$129,650
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$63,400	\$205,600	\$269,000	\$0
2022	\$63,400	\$205,600	\$269,000	\$0
2023	\$82,500	\$287,900	\$370,400	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	63,859	1.4660		\$43,450.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				107,419	2.4660		\$82,450.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	63,859
Acres	1.4660
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$43,450.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	2,449
Year Built	2009
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	8
Bedrooms	4

Family Rooms
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 2
 Half Baths 1
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type 2-GAS
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area
 Cost & Design Factor

Dwelling Value 287,900
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						995			\$0
1	1		FGR	1SF			437			\$26,000
1	2		1SF				22			\$1,200
1	3		0FP				48			\$1,100
1	4		FGR				168			\$4,000

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
11-OCT-2022	\$475,000	4194	0-VALIDATED SALE	2-LAND AND BUILDING	WD-WARRANTY DEED		
26-APR-2010	\$270,000	1103	U-NOT VALIDATED	-	WD-WARRANTY DEED		
01-DEC-2009	\$62,500	3315	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0060	1739
27-OCT-2005	\$72,400	4406	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History 1 of 5

Sale Date 11-OCT-2022
 Sale Price \$475,000
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 4194
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller TODD NORVELL L
 TODD STACEY M
 Buyer LIVINGSTON TARA M
 LIVINGSTON CHRISTOPHER J
 Instrument Type WD-WARRANTY DEED
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$269,000
 Note1
 Note2
 Sale Key 176142

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 AUG 11 2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	FLD 7-20-10:BP#091192-NEW DWG/ATT.GAR 0% 1-1-10, 100% 2011. NO NEED FOR FLD CHECK!	MSHOUSER	07/22/2010 08:31 am
5	FLD 4-25-11:DWG 100% 1-1-11.	MMCARMACK	04/26/2011 09:20 am
6	FLD REV 2020 ADJ GRADE UP TO REFLECT SIMILAR HOUSES IN NGHBD	KDRIPPS	03/09/2020 08:54 am

Current Full Year Charges

Original Charge	\$11,033.28
Reduction	-\$4,709.36
Adjusted Charge	\$6,323.92
Non-Business Credit	-\$474.12
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$104.62
Total Full Year Real Estate Only	\$5,745.18
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$6,025.78

1st Half Current Charges (includes adjustments)

Original Charge	\$5,516.64
Reduction	-\$2,354.68
Adjusted Charge	\$3,161.96
Non-Business Credit	-\$237.06
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$52.31
Penalty	\$.00
Total 1st Half Real Estate Only	\$2,872.59
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$3,012.89

2nd Half Current Charges (includes adjustments)

Original Charge	\$5,516.64
Reduction	-\$2,354.68
Adjusted Charge	\$3,161.96
Non-Business Credit	-\$237.06
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$52.31
Penalty	\$.00
Total 2nd Half Real Estate Only	\$2,872.59
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$3,012.89

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	5,516.64	5,516.64
RED	DUP		21-DEC-23	0.00	-2,354.68	-2,354.68
RLB	DUP		21-DEC-23	0.00	-237.06	-237.06
HRB	DUP		21-DEC-23	0.00	-52.31	-52.31
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	PAY	21096	12-FEB-24	0.00	-131.60	0.00
SAC	PAY	19006	12-FEB-24	0.00	-2.50	0.00
CHG	PAY		12-FEB-24	0.00	-2,872.59	0.00
SAF	PAY	21096	12-FEB-24	0.00	-3.95	0.00
SAC	PAY	19005	12-FEB-24	0.00	-2.25	0.00
Total:				0.00	0.00	3,012.89

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	12-FEB-24	12-FEB-24	\$3,012.89
RP_OH	2022	07-JUL-23	07-JUL-23	\$2,379.64
RP_OH	2022	17-FEB-23	17-FEB-23	\$2,379.64
RP_OH	2021	14-JUL-22	14-JUL-22	\$2,405.85
RP_OH	2021	02-FEB-22	02-FEB-22	\$2,405.85
RP_OH	2020	08-JUL-21	08-JUL-21	\$2,406.99
RP_OH	2020	27-JAN-21	27-JAN-21	\$2,406.99
RP_OH	2019	07-JUL-20	07-JUL-20	\$2,095.54
RP_OH	2019	10-JAN-20	10-JAN-20	\$2,095.54
RP_OH	2018	07-JUN-19	07-JUN-19	\$1,972.50
RP_OH	2018	09-JAN-19	09-JAN-19	\$1,972.50
RP_OH	2017	01-JUN-18	01-JUN-18	\$1,945.50
RP_OH	2017	11-JAN-18	11-JAN-18	\$1,945.50
RP_OH	2016	02-JUN-17	02-JUN-17	\$1,840.44
RP_OH	2016	06-FEB-17	06-FEB-17	\$1,840.44
RP_OH	2015	29-JUN-16	29-JUN-16	\$1,832.97
RP_OH	2015	01-FEB-16	01-FEB-16	\$1,832.97
RP_OH	2014	26-JUN-15	26-JUN-15	\$1,784.28
RP_OH	2014	05-FEB-15	05-FEB-15	\$1,784.28
RP_OH	2013	03-JUL-14	03-JUL-14	\$1,940.86
RP_OH	2013	05-FEB-14	05-FEB-14	\$1,940.86
RP_OH	2012	08-JUL-13	08-JUL-13	\$1,890.22
RP_OH	2012	31-JAN-13	31-JAN-13	\$1,890.22
RP_OH	2011	12-JUN-12	12-JUN-12	\$1,874.89
RP_OH	2011	15-FEB-12	15-FEB-12	\$1,874.89
RP_OH	2010	09-JUN-11	09-JUN-11	\$597.99
RP_OH	2010	01-FEB-11	01-FEB-11	\$597.99
RP_OH	2009	22-JUN-10	22-JUN-10	\$595.99
RP_OH	2009	13-FEB-10	13-FEB-10	\$595.99

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
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2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Payoff Totals

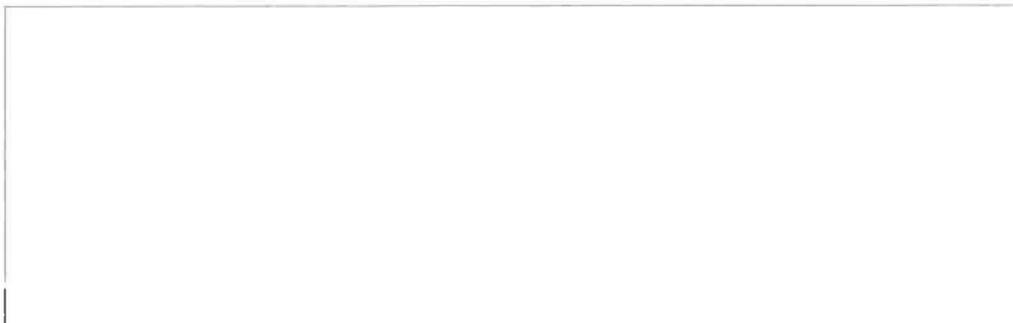
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$11.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$12.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$677.75	\$135.55
Total:		\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

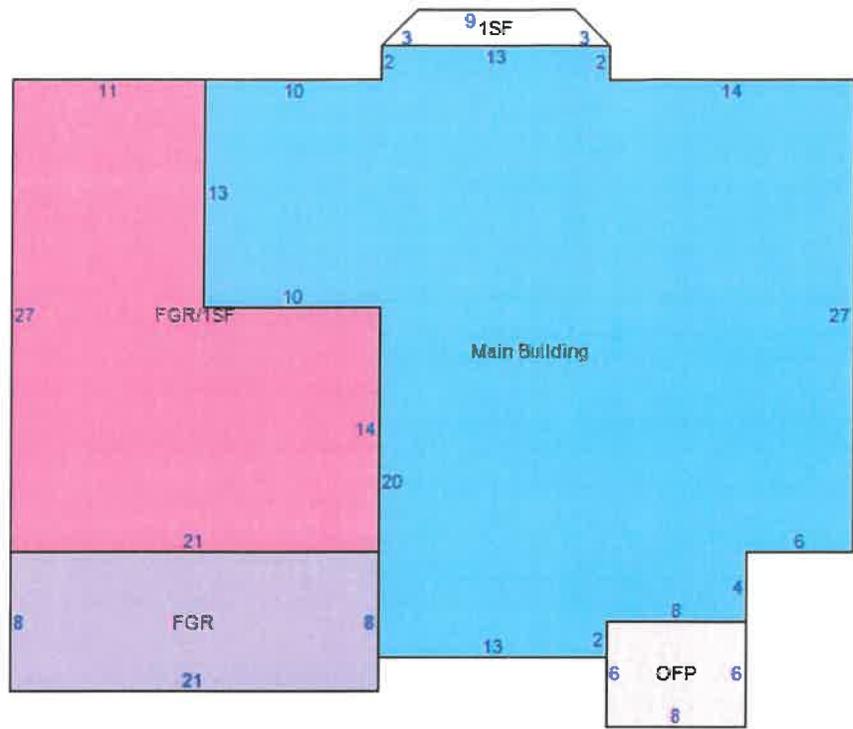
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			





Item	Area
Main Building	995
FGR/1SF:GAR - FRAME/1S FR FRAME	437
1SF:1S FR FRAME	22
OFF:PORCH - OPEN FRAME	48
FGR:GAR - FRAME	168



PARID: 220132000800
NBHD: 47702
NIESET DOUGLAS

JUR: 04
ROLL: RP
1234 HARPER VALLEY LN

Parcel

Address 1234 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.972
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47702

Owner

Owner NIESET DOUGLAS
STEPHANIE

Notes

Tax Mailing Name and Address

Mailing Name 1 NIESET DOUGLAS
Mailing Name 2 STEPHANIE
Address 1 1234 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 SUB LOT 8HARPER VALLEY PRESERVE
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$3,779.66	\$3,779.66

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$88,800
Appraised Building	\$372,100
Appraised Total	\$460,900
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$31,080
Assessed Building	\$130,240
Assessed Total	\$161,320
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$68,300	\$265,800	\$334,100	\$0
2022	\$68,300	\$265,800	\$334,100	\$0
2023	\$88,800	\$372,100	\$460,900	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	85,900	1.9720		\$49,840.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				129,460	2.9720		\$88,840.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	85,900
Acres	1.9720
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	21,600.00
Override Rate	
Depth Factor	1
Influence Factor	-10
Influence Codes	5
Nbhd Factor	1.3
Notes	
Value	\$49,840.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	
Square Feet	2,480
Year Built	2006
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3

Family Rooms	0
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	0
Full Baths	2
Half Baths	1
Heat	4-HEAT PUMP
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	2
Fireplace Openings	2
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	372,080
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						556			\$0
1	1		FGR	1SF			132			\$8,600
1	2		FGR				605			\$15,500
1	3	BSM	1SF				241			\$17,300
1	4	BSM	1SF				478			\$34,400
1	5	BSM	1SF				460			\$33,000
1	6		OFF				158			\$3,900
1	7		FOH				17			\$1,000
1	8		FOH				8			\$500
1	9			FOH			32			\$1,800
1	10		OFF				100			\$2,400
1	11		WDK				435			\$5,800

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
06-DEC-2005	\$73,900	4941	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date	06-DEC-2005
Sale Price	\$73,900
Sale Type	1-LAND ONLY
Deed Transfer #	4941
Book / Page	0110 / 0494
Source	-
Seller	HARPER VALLEY PRESERVE INC
Buyer	NIESET DOUGLAS STEPHANIE
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	
Total Appraised	
Note1	
Note2	

NOTES

Comment Number	Code	Comment	Who	Wen
1	OFC	20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 AUG 11 2005	CNVT	12/01/2009 05:00 pm
2	FLD	20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD	20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	FLD	20070522 CG C#01 - 4/3/07 DWLG 50% FOR 1/1/07 (OWN) (100% NOW) (CC=320,000)	CNVT	12/01/2009 05:00 pm
5	FLD	20070522 CG C#01 - RECHECK'08 DWLG FV	CNVT	12/01/2009 05:00 pm
6	FLD	20081007 CG C#01 - 10/2/08 EST DWLG 100% 1/1/08	CNVT	12/01/2009 05:00 pm

Current Full Year Charges

Original Charge	\$13,728.36
Reduction	-\$5,859.70
Adjusted Charge	\$7,868.66
Non-Business Credit	-\$589.94
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Total Full Year Real Estate Only	\$7,278.72
Special Assessment	\$280.60
CAUV	\$.00
Total Full Year Current Charges	\$7,559.32

1st Half Current Charges (includes adjustments)

Original Charge	\$6,864.18
Reduction	-\$2,929.85
Adjusted Charge	\$3,934.33
Non-Business Credit	-\$294.97
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 1st Half Real Estate Only	\$3,639.36
Special Assessment	\$140.30
CAUV	\$.00
Total 1st Half Current Charges	\$3,779.66

2nd Half Current Charges (includes adjustments)

Original Charge	\$6,864.18
Reduction	-\$2,929.85
Adjusted Charge	\$3,934.33
Non-Business Credit	-\$294.97
Homestead Exemption	\$.00
Owner Occupancy Credit	\$.00
Penalty	\$.00
Total 2nd Half Real Estate Only	\$3,639.36
Special Assessment	\$140.30
CAUV	\$.00
Total 2nd Half Current Charges	\$3,779.66

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		21-DEC-23	0.00	6,864.18	6,864.18
RED	DUP		21-DEC-23	0.00	-2,929.85	-2,929.85
RLB	DUP		21-DEC-23	0.00	-294.97	-294.97
SAF	DUP	21096	21-DEC-23	0.00	3.95	3.95
SAC	DUP	19006	21-DEC-23	0.00	2.50	2.50
SAC	DUP	21096	21-DEC-23	0.00	131.60	131.60
SAC	DUP	19005	21-DEC-23	0.00	2.25	2.25
CHG	PAY		01-FEB-24	0.00	-3,639.36	0.00
SAF	PAY	21096	01-FEB-24	0.00	-3.95	0.00
SAC	PAY	19005	01-FEB-24	0.00	-2.25	0.00
SAC	PAY	21096	01-FEB-24	0.00	-131.60	0.00
SAC	PAY	19006	01-FEB-24	0.00	-2.50	0.00
Total:				0.00	0.00	3,779.66

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	01-FEB-24	01-FEB-24	\$3,779.66
RP_OH	2022	20-JUL-23	20-JUL-23	\$2,921.68
RP_OH	2022	27-FEB-23	27-FEB-23	\$2,921.68
RP_OH	2021	21-JUL-22	21-JUL-22	\$2,954.22
RP_OH	2021	28-FEB-22	28-FEB-22	\$2,954.22
RP_OH	2020	26-JUL-21	26-JUL-21	\$2,955.68
RP_OH	2020	16-FEB-21	16-FEB-21	\$2,955.68
RP_OH	2019	09-JUL-20	09-JUL-20	\$2,740.66
RP_OH	2019	28-FEB-20	28-FEB-20	\$700.00
RP_OH	2019	21-FEB-20	21-FEB-20	\$2,005.66
RP_OH	2018	15-JUL-19	15-JUL-19	\$2,544.26
RP_OH	2018	14-FEB-19	14-FEB-19	\$2,544.26
RP_OH	2017	17-JUL-18	17-JUL-18	\$2,508.83
RP_OH	2017	21-FEB-18	21-FEB-18	\$2,508.83
RP_OH	2016	10-JUL-17	10-JUL-17	\$2,371.06
RP_OH	2016	13-FEB-17	13-FEB-17	\$2,371.06
RP_OH	2015	13-JUL-16	13-JUL-16	\$2,361.28
RP_OH	2015	11-FEB-16	11-FEB-16	\$2,361.28
RP_OH	2014	09-JUL-15	09-JUL-15	\$2,297.40
RP_OH	2014	26-FEB-15	26-FEB-15	\$2,297.40
RP_OH	2013	14-JUL-14	14-JUL-14	\$2,697.61
RP_OH	2013	21-FEB-14	21-FEB-14	\$2,697.61
RP_OH	2012	12-JUL-13	12-JUL-13	\$2,625.70
RP_OH	2012	12-FEB-13	12-FEB-13	\$2,625.70
RP_OH	2011	21-JUN-12	21-JUN-12	\$2,605.63
RP_OH	2011	29-FEB-12	29-FEB-12	\$600.00
RP_OH	2011	22-FEB-12	22-FEB-12	\$2,005.63
RP_OH	2010	21-JUN-11	21-JUN-11	\$2,805.86
RP_OH	2010	16-FEB-11	16-FEB-11	\$2,805.86
RP_OH	2009	28-JUN-10	28-JUN-10	\$2,794.36
RP_OH	2009	13-FEB-10	13-FEB-10	\$2,794.36

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2023	21096	08-AUG-23	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
2023	19005	13-DEC-23	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2023	19006	13-DEC-23	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2021	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2021	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Payoff Totals

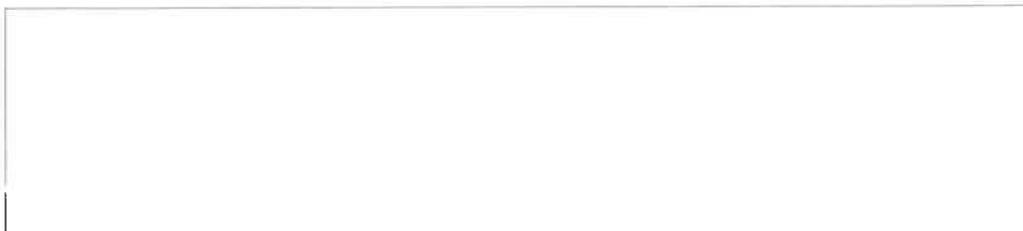
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$11.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$12.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$677.75	\$135.55
Total:		\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2021	19005	9-1-1 EMERGENCY TELEPHONE			
2022	19005	9-1-1 EMERGENCY TELEPHONE			
2023	19005	9-1-1 EMERGENCY TELEPHONE			
2021	19006	COUNTYWIDE RECYCLING PROGRAM			
2022	19006	COUNTYWIDE RECYCLING PROGRAM			
2023	19006	COUNTYWIDE RECYCLING PROGRAM			
2021	21096	HARPSFLD LIGHTING HARPER VALLE			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			



B.O.R CASE NUMBER

2023-0087

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

4-21-2024

Ashtabula County Auditor
25 West Jefferson Street
Jefferson, OH 44047

RECEIVED

APR 22 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

To Whom it may concern:

I am submitting tax summary's with pictures of 4 homes that have been built by Shamrock Homes in lake county with similar square footage with basements in Concord, OH. I would like the board of revision to compare these values to my home at 1260 Harper Valley Lane, Geneva OH 44041.

I look forward to your reply on this issue.

Alan Rabenold Jr. Phone 440-479-4767



Date - 4/21/2024



8199 Lilly Lane

Concord, OH 44077

Square feet - 2280

Land Appraised Value \$ 89,500

Building Appraised Value \$354,450

Total - \$443,950

Inground Concrete Pool

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000210
Parcel Owner: MORRIS WALLACE T & KIMBERLY A
Parcel Address: 8199 LILLY LN

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R53000 - LILLY FARMS SUBDIVISION
Municipality 08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name MORRIS WALLACE T & KIMBERLY A
Owner Mailing Address 8199 LILLY LN
City, State, Zip CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name MORRIS WALLACE T AND KIMBERLY A MORRIS
Tax Mailing Address 8199 LILLY LN
City, State, Zip CONCORD TOWNSHIP OH 44077
Mortgage Company N/A
Mortgage Company Name N/A
Treas Code N/A

Legal Description Information

Multiple Parcel: -
Legal Description LOT 3 & 5 TRACT 1
AG Status -
Subdivision/Condo Name LILLY FARMS SUBDIVISION
Block -
Phase -
Plat Volume and Page 69-17
Sublot Number 21
Building/Unit #: -
Legal Acres .5
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000210	\$89,500	\$354,450	\$443,950	\$0
Total:		\$89,500	\$354,450	\$443,950	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000210	\$31,330	\$124,060	\$155,390	\$0
Total:		\$31,330	\$124,060	\$155,390	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$4,025.92	\$4,025.92

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$4,025.92	\$4,025.92	\$8,051.84

Report Discrepancies HERE

Sales Summary Real estate transfer procedures

1 of 2

Sale Date 30-OCT-20
 Transfer Number 457382
 Instrument Type WD-WARRANTY DEED
 Seller LILLY FARMS DEVELOPMENT LLC
 Buyer MORRIS WALLACE T & KIMBERLY A
 Price \$89,500
 Number of Parcels: 1
 Document Number 2020R032052
 Deed Book/Page /
 Sale Validity 8-UNVALIDATED
 Sale Type 2-LAND & BUILDING
 Homestead Note N/A
 Owner Occupancy Note N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
30-OCT-2020	\$89,500	MORRIS WALLACE T & KIMBERLY A	LILLY FARMS DEVELOPMENT LLC	2020R032052	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

Report Discrepancies HERE

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line # 1
 Land Type A-ACREAGE
 Land Code 1-HOMESITE

Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041

Square Feet 21,780
 Acres .5000
 Land Units
 Frontage
 Actual Depth
 Notes
 Value \$89,500
 Homesite Value \$89,500

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$354,450	\$443,950	\$0
2022	\$89,500	\$341,430	\$430,930	\$0
2021	\$5,180	\$0	\$5,180	\$0

Report Discrepancies HERE

Outbuildings

Card #	Line #	Code	Description	Year Built	Width x Length	Area	Units	Grade	Mod Cds	Rate	Condition	OVR Depr	Depr	Make	Model	Serial #	Title #	Value
1	1	RP3	REINFORCED CONCRETE POOL	2022	16 X 36	576	1	C		18.8000	AVERAGE		92					9,960

Report Discrepancies HERE

Item	Area
Main Building	2280
R.C.POOL - RP3:REINFORCED CONCRETE POOL	576
A1 - 13:FR GR FRAME GARAGE	874
A2 - 11:OP OPEN PORCH	209
A3 - 15:FRBAY FRAME BAY	22
A4 - 33:MA_PT CONC/MAS PATIO	48
A5 - 11:OP OPEN PORCH	374

Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041

A6 - 33:MA_PT CONC/MAS PATIO

580

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041



8205 Lilly Lane

Concord , OH 44077

Square feet - 2304

Land Appraised Value \$89,500

Building Appraised Value \$309,990

Total - \$399,490

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000200
Parcel Owner: SWAIN MICHAEL L & BRENDA G
Parcel Address: 8205 LILLY LN

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R53000 - LILLY FARMS SUBDIVISION
Municipality 08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically](#)

Owner Name SWAIN MICHAEL L & BRENDA G
Owner Mailing Address 8205 LILLY LN
City, State, Zip CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name SWAIN MICHAEL L AND BRENDA G SWAIN
Tax Mailing Address 8205 LILLY LN
City, State, Zip CONCORD TOWNSHIP OH 44077
Mortgage Company 62
Mortgage Company Name LERETA CORP SERVICE
Treas Code N/A

Legal Description Information

Multiple Parcel: -
Legal Description LOT 3 & 5 TRACT 1
AG Status -
Subdivison/Condo Name LILLY FARMS SUBDIVISION
Block -
Phase -
Plat Volume and Page 69-17
Sublot Number 20
Building/Unit #: -
Legal Acres .5
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000200	\$89,500	\$309,990	\$399,490	\$0
Total:		\$89,500	\$309,990	\$399,490	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000200	\$31,330	\$108,500	\$139,830	\$0
Total:		\$31,330	\$108,500	\$139,830	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,621.01	\$3,621.01

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,621.01	\$3,621.01	\$7,242.02

Report Discrepancies HERE

Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date	13-OCT-20
Transfer Number	456848
Instrument Type	WD-WARRANTY DEED
Seller	LILLY FARMS DEVELOPMENT LLC
Buyer	SWAIN MICHAEL L & BRENDA G
Price	\$89,500
Number of Parcels:	1
Document Number	2020R029877
Deed Book/Page	/
Sale Validity	8-UNVALIDATED
Sale Type	2-LAND & BUILDING
Homestead Note	N/A
Owner Occupancy Note	N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
13-OCT-2020	\$89,500	SWAIN MICHAEL L & BRENDA G	LILLY FARMS DEVELOPMENT LLC	2020R029877	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

Report Discrepancies HERE

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	1-HOMESITE

Alan Rabenold Jr.
1260 Harper Valley Ln
Geneva, OH 44041

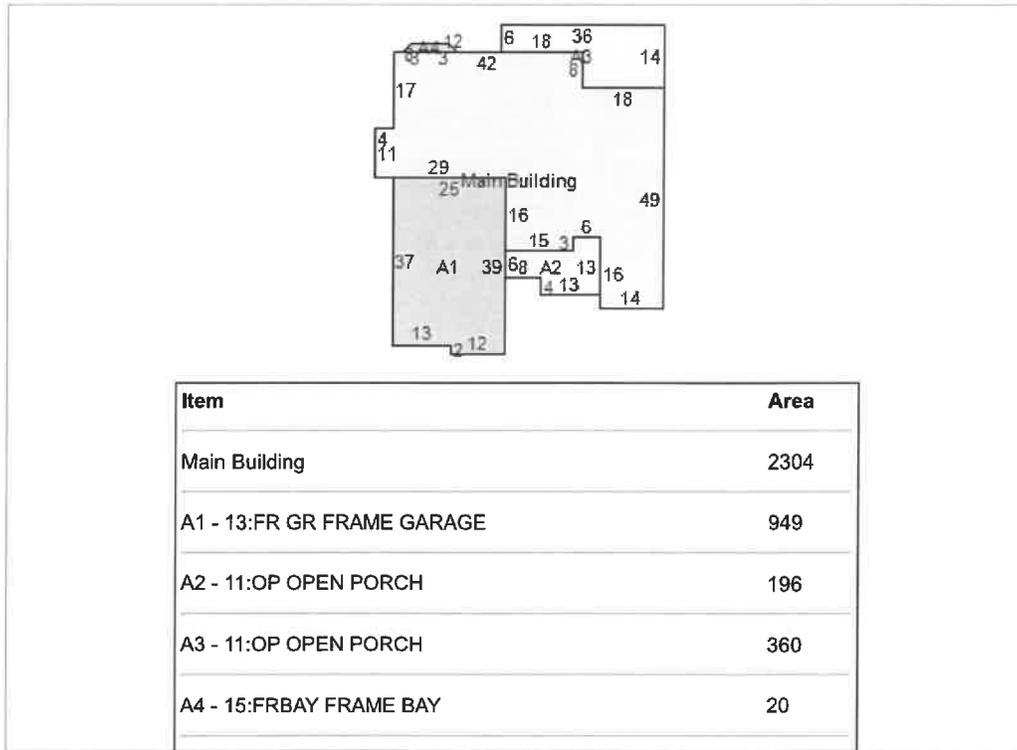
Square Feet	21,780
Acres	.5000
Land Units	
Frontage	
Actual Depth	
Notes	
Value	\$89,500
Homesite Value	\$89,500

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$309,990	\$399,490	\$0
2022	\$89,500	\$309,990	\$399,490	\$0
2021	\$5,180	\$0	\$5,180	\$0

Report Discrepancies HERE



Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041



8217 Lilly Lane

Concord , OH 44077

Square feet - 2275

Land Appraised Value \$89,500

Building Appraised Value \$314,680

Total - \$404,180

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000180

Parcel Owner: RIDENOUR DAVID J & LYNNE

Parcel Address: 8217 LILLY LN

Parcel

Class	R - RESIDENTIAL
Land Use Code**	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll	RP_OH
Neighborhood	08R53000 - LILLY FARMS SUBDIVISION
Municipality	08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate	96.58
Reduction Factor	.405716929
Effective Tax Rate	57.395859
Non-Business Credit	0.078111
Owner Occupancy Credit	0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name	RIDENOUR DAVID J & LYNNE
Owner Mailing Address	8217 LILLY LN
City, State, Zip	CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name	RIDENOUR DAVID J AND LYNNE RIDENOUR
Tax Mailing Address	8217 LILLY LN
City, State, Zip	CONCORD TOWNSHIP OH 44077
Mortgage Company	62
Mortgage Company Name	LERETA CORP SERVICE
Treas Code	N/A

Legal Description Information

Multiple Parcel:	-
Legal Description	LOT 3 & 5 TRACT 1
AG Status	-
Subdivison/Condo Name	LILLY FARMS SUBDIVISION
Block	-
Phase	-
Plat Volume and Page	69-17
Sublot Number	18
Building/Unit #:	-
Legal Acres	.5
Unit Description:	-
State Code:	1010
School District:	4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit	YES
------------	-----

Homestead Credits [How do I qualify?](#)

Filing Status:	-
Smart File Number:	-
Application Name:	-
Spouse's Name:	-
Grandfathered:	-

Alan Rabenold Jr.
1260 Harper Valley Ln
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000180	\$89,500	\$314,680	\$404,180	\$0
Total:		\$89,500	\$314,680	\$404,180	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000180	\$31,330	\$110,140	\$141,470	\$0
Total:		\$31,330	\$110,140	\$141,470	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,663.50	\$3,663.50

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,663.50	\$3,663.50	\$7,327.00

Report Discrepancies HERE

Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date: 22-OCT-20
 Transfer Number: 457159
 Instrument Type: WD-WARRANTY DEED
 Seller: LILLY FARMS DEVELOPMENT LLC
 Buyer: RIDENOUR DAVID J & LYNNE
 Price: \$89,500
 Number of Parcels: 1
 Document Number: 2020R031096
 Deed Book/Page: /
 Sale Validity: 8-UNVALIDATED
 Sale Type: 2-LAND & BUILDING
 Homestead Note: N/A
 Owner Occupancy Note: N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
22-OCT-2020	\$89,500	RIDENOUR DAVID J & LYNNE	LILLY FARMS DEVELOPMENT LLC	2020R031096	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

Report Discrepancies HERE

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line #: 1
 Land Type: A-ACREAGE
 Land Code: 1-HOMESITE

Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041

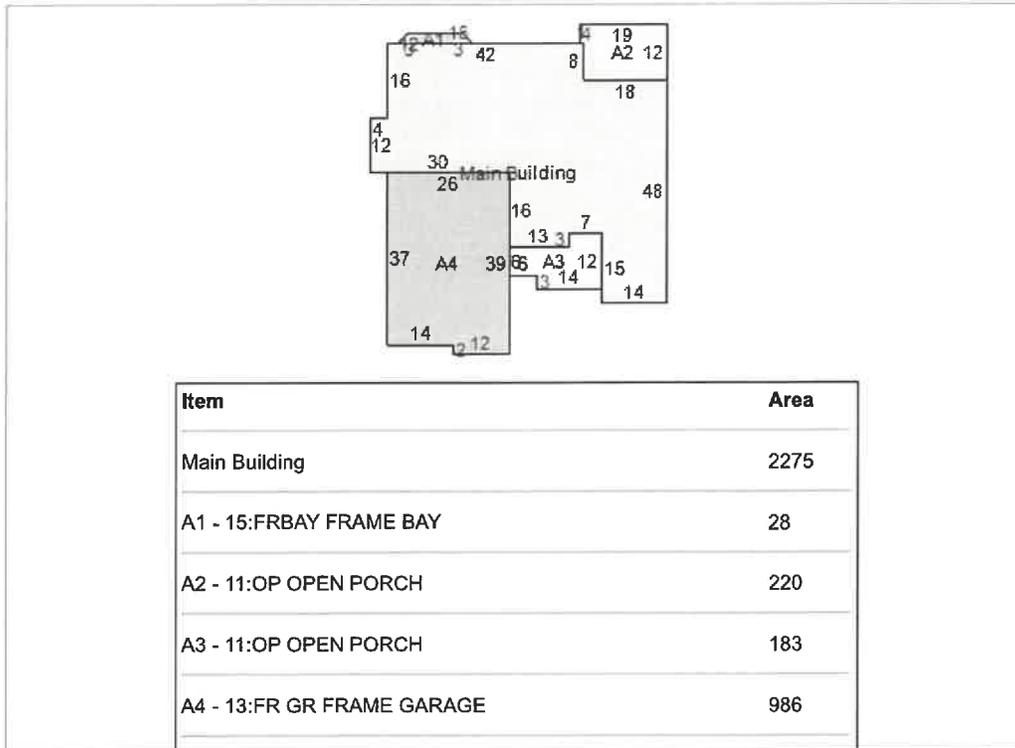
Square Feet	21,780
Acres	.5000
Land Units	
Frontage	
Actual Depth	
Notes	
Value	\$89,500
Homesite Value	\$89,500

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$314,680	\$404,180	\$0
2022	\$89,500	\$314,680	\$404,180	\$0
2021	\$5,180	\$0	\$5,180	\$0

Report Discrepancies HERE



Alan Rabenold Jr.
 1260 Harper Valley Ln
 Geneva, OH 44041



6823 FAIRFIELD RD
Concord, OH 44077

Square feet - 2171

Land Appraised Value \$39,840

Building Appraised Value \$315,760

Total - \$355,600

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A031C000220
Parcel Owner: JONES DEREK M & JENNIFER D
Parcel Address: 6823 FAIRFIELD RD

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R03000 -
Municipality 08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically](#)

Owner Name JONES DEREK M & JENNIFER D
Owner Mailing Address 6823 FAIRFIELD RD
City, State, Zip CONCORD OH 44060

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name JONES DEREK M & JENNIFER D
Tax Mailing Address 6823 FAIRFIELD RD
City, State, Zip CONCORD TOWNSHIP OH 44060
Mortgage Company 62
Mortgage Company Name LERETA CORP SERVICE
Treas Code N/A

Legal Description Information

Multiple Parcel: YES
Legal Description LOT 39 TRACT 4
AG Status -
Subdivison/Condo Name -
Block -
Phase -
Plat Volume and Page -
Sublot Number -
Building/Unit #: -
Legal Acres .505
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A031C000220	\$39,840	\$315,760	\$355,600	\$0
Total:		\$39,840	\$315,760	\$355,600	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A031C000220	\$13,940	\$110,520	\$124,460	\$0
Total:		\$13,940	\$110,520	\$124,460	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,223.01	\$3,223.01

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,223.01	\$3,223.01	\$6,446.02

Report Discrepancies HERE

Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date	19-AUG-22
Transfer Number	475269
Instrument Type	WD-WARRANTY DEED
Seller	GREEN SHAMROCK CONSTRUCTION LLC
Buyer	JONES DEREK M & JENNIFER D
Price	\$499,900
Number of Parcels:	2
Document Number	2022R023198
Deed Book/Page	/
Sale Validity	1-MULTI PARCEL SALE
Sale Type	1-LAND ONLY
Homestead Note	1
Owner Occupancy Note	N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
19-AUG-2022	\$499,900	JONES DEREK M & JENNIFER D	GREEN SHAMROCK CONSTRUCTION LLC	2022R023198	N/A
25-SEP-2020		GREEN SHAMROCK CONSTRUCTION LLC	GREEN SHAMROCK CONSTRUCTION LLC	2020R027651	N/A

Report Discrepancies HERE

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	18,818	.4320		\$39,840.00
2	-	A-ACREAGE	R-RIGHT OF WAY	3,180	.0730		\$0
Total:				21,998	.5050		\$39,840.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

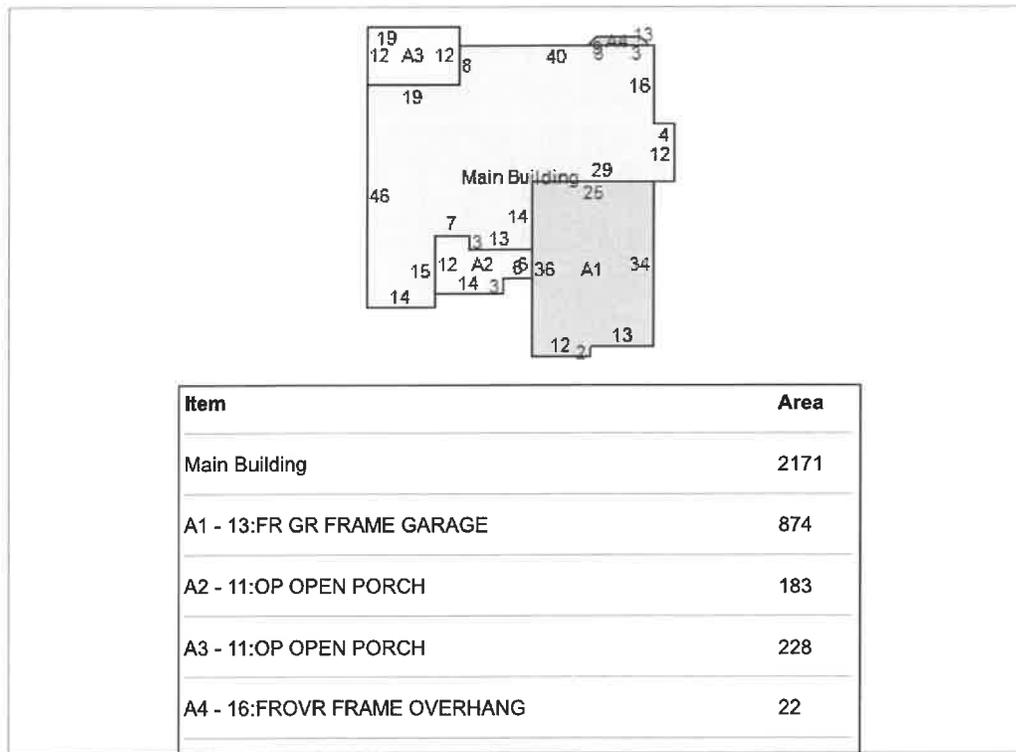
Land Code 1-HOMESITE
 Square Feet 18,818
 Acres .4320
 Land Units
 Frontage
 Actual Depth
 Notes
 Value \$39,840
 Homesite Value \$39,840

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$39,840	\$315,760	\$355,600	\$0
2022	\$4,820	\$0	\$4,820	\$0
2021	\$4,820	\$0	\$4,820	\$0

Report Discrepancies HERE



Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0087

April 17, 2024

ALAN RABENOLD JR
1260 HARPER VALLEY LN
GENEVA OH 44041

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

May 22, 2024 at 10:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0087 filed for tax year 2023 by ALAN RABENOLD JR and described as follows:

Parcel ID(s):

1) 22-013-20-009-00 located at 1260 HARPER VALLEY LN, the market value is \$567,000. The market value sought is \$420,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0087, ALAN RABENOLD JR is being recorded and the date is 5/22/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alan Rabenold Jr., owner

Complainant Seeks: \$420,000

Subject Parcel: 220132000900

Auditor Value: \$567,000

Hearing No # 6

HEARING MINUTES

BOR Case: 2023-0087

Owner Name: ALAN RABENOLD JR

Board Action

Motion to: Agree Set Value \$373,900

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony, adjust percent complete to 70% for 1-1-23. Adjust CDU to average and
grade to B.

Was Made by: Scott

2nd by: Janet

Roll: Yamamoto-yes/Maki Cliff-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 6

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0087

ALAN RABENOLD JR
 1260 HARPER VALLEY LN
 GENEVA OH 44041

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
22-013-20-009-00	510-1FAMILY PLTD	22-HARPERSFIELD TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$79,600	\$487,400	\$567,000	
Adjustment:	\$0	-\$193,100	-\$193,100	
New Value:	\$79,600	\$294,300	\$373,900	
RESULT: VALUE DECREASE. SET VALUE AT \$373,900 ADJUSTING PERCENT COMPLETE, GRADE AND CDU				



Board of Revision