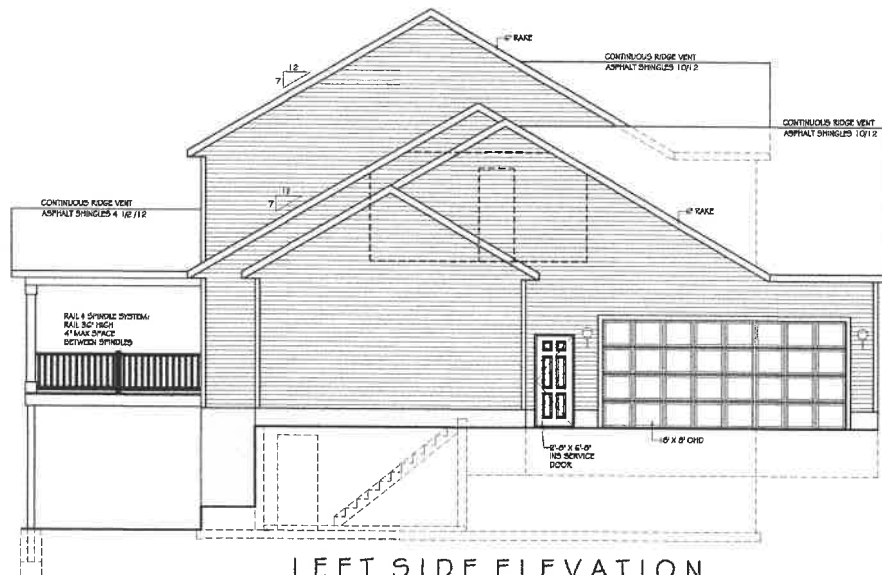




WINDOW NUMBERS DESIGNATED IN FEET / INCHES
 EX. 3056 = 3'-0" x 6'-0"
 SOME WINDOWS ARE DESIGNATED ON ELEVATIONS - VERIFY EXISTING REQUIREMENTS WITH SPECIFIC MANUFACTURER'S DATA.
 COVE REQUIREMENTS ARE AS FOLLOWS:
 CLEAR OPEN AREA = 3'-2" x 5'-2" MIN
 CLEAR OPERABLE WIDTH = 20" MIN
 CLEAR OPERABLE HEIGHT = 24" MIN

50 FOOTAGE BREAKDOWN:
 1ST FLOOR = 2177.50 FT
 2ND FLOOR = 1011.50 FT
 (DOES NOT INCLUDE BONUS ROOM)
 GROSS TOTAL = 3189.00 FT
 BONUS ROOM = 360.50 FT
 BONUS ROOM = 360.50 FT
 GARAGE W/ STORAGE = 1067.50 FT

INDEX OF DRAWINGS:
 SHEET 1 - ELEVATIONS
 SHEET 2 - ELEVATIONS
 SHEET 3 - FOUNDATION PLAN
 SHEET 4 - 1ST FLOOR PLAN
 SHEET 5 - 2ND FLOOR PLAN
 SHEET 6 - SECTIONS

FRONT ELEVATION

Actual Sq. Footage = 3,188

REVISION	BY

DRAWN BY:
 TERRY VALENCIC
 RESIDENTIAL
 DESIGN GROUP
 (440) 668-9499

HAGER RESIDENCE
 5029 HEMLOCK LANE
 GENEVA, OHIO 44041

DRAWN BY:	T.V.
CHECKED:	
DATE:	5/12/21
SCALE:	
JOB NO:	
SHEET:	1
OF	SHEETS

PARID: 220171001300
 NBHD: 47706
 HAGER CHRISTOPHER L

JUR: 04
 ROLL: RP
 5029 HEMLOCK LN

Parcel

Address 5029 HEMLOCK LN
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres 2.505
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47706

Owner

Owner HAGER CHRISTOPHER L
 PRISTOV KATHRYN E

Notes

Tax Mailing Name and Address

Mailing Name 1 HAGER CHRISTOPHER L
 Mailing Name 2 PRISTOV KATHRYN E
 Address 1 499 HANSON PL
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 HANSON ESTATES LOT 13A
 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	\$4,599.51	\$4,599.51	\$9,199.02

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$39,100
Appraised Building	\$542,800
Appraised Total	\$581,900
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$13,690
Assessed Building	\$189,980
Assessed Total	\$203,670
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$27,800	\$0	\$27,800	\$0
2022	\$27,800	\$0	\$27,800	\$0
2023	\$39,100	\$542,800	\$581,900	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	65,558	1.5050		\$19,550.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				109,118	2.5050		\$39,050.00

Land	1 of 2
------	--------

Line # 1
 Land Type A-ACREAGE
 Land Code S-RESIDUAL
 Square Feet 65,558
 Acres 1.5050
 Land Units
 Actual Frontage
 Effective Frontage

Override Size
 Actual Depth
 Table Rate 11,100.00
 Override Rate
 Depth Factor 1
 Influence Factor -10
 Influence Codes 5
 Nbhd Factor 1.3
 Notes

Value \$19,550.00
 Exemption Pct
 Homesite Value

Residential

Card 1
 Stories 2
 Construction 1-WOOD/VINYL
 Style 09-MODERN
 Condo Type -
 Square Feet 3,250 → Actual sq. footage is 3,188
 Year Built 2021
 Effective Year
 Year Remodeled
 PCT Complete
 Physical Condition G-GOOD CONDITION
 Grade B+2
 CDU GD-GOOD
 Total Rooms 7
 Bedrooms 4

Family Rooms	1
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

542,810

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,021			\$0
1	1	BSM	1SF				240			\$19,700
1	2	BSM	1SF				352			\$28,900
1	3	BSM	1SF				240			\$19,700
1	4	BSM	1SF				340			\$27,900
1	5		FGR				816			\$24,300
1	6		FGR				240			\$7,200
1	7		OFP				1,126			\$32,100
1	8		1SF				10			\$700
1	9		1SF				26			\$1,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
27-APR-2021	\$0	1614	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		
09-APR-2018	\$20,000	1087	N-NOT OPEN MARKET / NOT ARM'S LENGTH	1-LAND ONLY	SV-SURVIVORSHIP	657	225
05-JUN-2003	\$28,000	2062	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0117	2581
22-NOV-1999	\$21,000	4759	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0101	4111
06-JUL-1998	\$0	2515	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT		
27-FEB-1998	\$20,000	656	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		

Sales History

1 of 6

Sale Date	27-APR-2021
Sale Price	\$0
Sale Type	1-LAND ONLY
Deed Transfer #	1614
Book / Page	/
Source	1-BUYER (GRANTEE)
Seller	PRISTOV EDWARD J PRISTOV JAYNE A
Buyer	HAGER CHRISTOPHER L PRISTOV KATHRYN E
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	1
Total Appraised	\$27,800

PARID: 220160002202
 NBHD: 47800
 OPRON STEVEN MARK

JUR: 04
 ROLL: RP
 4311 CORK COLD SPRINGS RD

Parcel

Address 4311 CORK COLD SPRINGS RD
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 7.083
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner OPRON STEVEN MARK
 OPRON CLARE

Notes

Tax Mailing Name and Address

Mailing Name 1 OPRON STEVEN M
 Mailing Name 2 OPRON CLARE
 Address 1 4311 CORK COLD SPRINGS RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0102
 Mortgage Company CORELOGIC
 Tax Year 2023

Legal

Legal Desc 1 113
 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	\$3,678.47	\$3,678.47
					\$ 7,356.94

Homestead Credits

Homestead Exemption YES
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$66,800
Appraised Building	\$459,100
Appraised Total	\$525,900
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$23,380
Assessed Building	\$160,690
Assessed Total	\$184,070
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$51,400	\$327,900	\$379,300	\$0
2022	\$51,400	\$327,900	\$379,300	\$0
2023	\$66,800	\$459,100	\$525,900	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	11,151	.2560		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	253,824	5.8270		\$47,270.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				308,535	7.0830		\$66,770.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	11,151
Acres	.2560
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	2
Construction	92-2/6 BR TO FR
Style	07-COLONIAL
Condo Type	-
Square Feet	3,421
Year Built	2000
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	9

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

Dwelling Value 444,680

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						840			\$0
1	1	BSM	1S9				816			\$56,500
1	2		OFP				60			\$1,400
1	3		FGR				854			\$20,700
1	4	BSM	1SF				788			\$53,500
1	5		WDK				311			\$3,900
1	6	BSM	1SF				117			\$7,900
1	7		1SF				20			\$1,100
1	8		MS				40			\$500

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	AP1 FOUR SIDE CLOSED MTL POLE BLDG	2001	32 X 48	1,536 #	C		AVERAGE				13,000
1	2	RC2 CANOPY	2001	8 X 32	256 #	C		AVERAGE				1,400

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
13-AUG-2013	\$435,000	2770	U-NOT VALIDATED	-	SU-SUBDIVISION PLAT	581	2428
23-MAR-2009	\$0	727	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0108	5166
26-OCT-2000	\$85,000	4492	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0108	5166
27-NOV-1998	\$44,000	5015	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0084	7513

Sales History

1 of 4

Sale Date 13-AUG-2013
 Sale Price \$435,000
 Sale Type -
 Deed Transfer # 2770
 Book / Page 581 / 2428
 Source 0-AGENT / TITLE EXAMINER

Seller SHARP BRIAN E

Buyer OPRON STEVEN MARK
 OPRON CLARE

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 8 HARPER 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
					\$7,559.32

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		OFP				158			\$3,900
1	7		FOH				17			\$1,000
1	8		FOH				8			\$500
1	9			FOH			32			\$1,800
1	10		OFP				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

PARID: 220130000703
 NBHD: 47704
 BURGARD KIMBERLY L

JUR: 04
 ROLL: RP
 5600 NORTH RIVER (SR 307) RD W

Parcel

Address 5600 NORTH RIVER (SR 307) RD
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 3.015
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47704

Owner

Owner BURGARD KIMBERLY L
 BURGARD CHARLES W

Notes

Tax Mailing Name and Address

Mailing Name 1 BURGARD KIMBERLY L
 Mailing Name 2 BURGARD CHARLES W
 Address 1 5600 N RIVER RD W
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0081
 Mortgage Company THE ANDOVER BANK
 Tax Year 2023

Legal

Legal Desc 1 73 & 89 N OF RIVER
 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
				\$5,297.08

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$50,700
Appraised Building	\$284,100
Appraised Total	\$334,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$17,750
Assessed Building	\$99,440
Assessed Total	\$117,190
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$39,000	\$203,000	\$242,000	\$0
2022	\$39,000	\$203,000	\$242,000	\$0
2023	\$50,700	\$284,100	\$334,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	22,085	.5070		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	65,688	1.5080		\$24,700.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$26,000.00
Total:				131,333	3.0150		\$50,700.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	22,085
Acres	.5070
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	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	3,080
Year Built	1992
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	G-GOOD CONDITION
Grade	C+2
CDU	GD-GOOD
Total Rooms	8

Bedrooms 4
 Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement 0
 Full Baths 3
 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 278,010

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						640			\$0
1	1	BSM	1SF	1SF			504			\$42,400
1	2		FGR	1SF			792			\$39,100
1	3		PAT				904			\$2,800
1	4		OFF				96			\$1,800

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	RP1	PLASTIC LINER POOL	1994	16 X 26	416	#	C			AVERAGE					6,100
1	2	RS1	FRAME UTILITY SHED	1111	0 X 0	1	#	C			S					0

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
16-JAN-2014	\$229,000	133	U-NOT VALIDATED	-	WD-WARRANTY DEED		
20-APR-2000	\$0	1510	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0061	0304

Sales History

1 of 2

Sale Date 16-JAN-2014
 Sale Price \$229,000
 Sale Type -
 Deed Transfer # 133
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

Seller BRENKUS MARK S
 KIM A

Buyer BURGARD KIMBERLY L
 BURGARD CHARLES W

Instrument Type WD-WARRANTY DEED
 Validity U-NOT VALIDATED
 State Code -
 # of Parcels 1
 Total Appraised \$208,700
 Note1
 Note2

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
					\$6,647.98

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

PARID: 220180003200
 NBHD: 47900
 BRACE LIVIA

JUR: 04
 ROLL: RP
 5668 SOUTH RIVER RD W

Parcel

Address 5668 SOUTH RIVER RD
 Unit
 Class A - AGRICULTURE
 Land Use Code 111 - 111
 Tax Roll RP_OH
 Acres 42.839
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47900

Owner

Owner BRACE LIVIA

Notes

Tax Mailing Name and Address

Mailing Name 1 BRACE LIVIA
 Mailing Name 2
 Address 1 5668 S RIVER RD W
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 105
 Legal Desc 2 CAUV # 3180
 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	\$3,950.02	\$3,950.02
					\$7,900.04

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$182,200
Appraised Building	\$459,300
Appraised Total	\$641,500
CAUV	\$40,340

Assessed Value (35%)

Assessed Land	\$63,770
Assessed Building	\$160,760
Assessed Total	\$224,530
CAUV	\$14,120

Value History

Year	Land	Building	Total	CAUV
2021	\$140,100	\$328,100	\$468,200	\$26,320
2022	\$140,100	\$328,100	\$468,200	\$26,320
2023	\$182,200	\$459,300	\$641,500	\$40,340

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	71,046	1.6310		\$.00
2	-	A-ACREAGE	S-RESIDUAL	1,751,460	40.2080		\$162,040.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$20,150.00
Total:				1,866,066	42.8390		\$182,190.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	71,046
Acres	1.6310
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	\$.00
Exemption Pct	
Homesite Value	

CAUV Application

Application Number	3180
Renewal Date	
Applicant Name	BRACE LIVIA
Address	

CAUV Application

Application Number	3180
Renewal Date	
Applicant Name	BRACE LIVIA

Address

Soil Values

Soil	Use	Acres	Value
PRB	C	2.880	\$3,660
DEC2	C	6.400	\$6,400
PRB2	C	3.810	\$3,890
HOME	H	1.000	\$20,150
ROW	O	1.631	\$0
PRB	W	0.040	\$10
MHA	W	2.300	\$530
DEC2	W	7.720	\$1,780
PRB2	W	17.058	\$3,920
Total:		42.839	\$40,340

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	3,165
Year Built	2009
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	8
Bedrooms	5
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	
Fireplace Openings	
Unfinished Area	
Cost & Design Factor	
Dwelling Value	431,900
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,475			\$0
1	1		WDK				180			\$2,400

PARID: 220160001301

NBHD: 47800

OROS JOSEPH

JUR: 04

ROLL: RP

4685 CORK COLD SPRINGS RD

Parcel

Address 4685 CORK COLD SPRINGS RD
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 9.4343
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner OROS JOSEPH
 OROS TRICIAA

Notes

Tax Mailing Name and Address

Mailing Name 1 OROS JOSEPH
 Mailing Name 2 OROS TRICIAA
 Address 1 PO BOX 14
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 LOT 115
 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	\$3,790.42
				\$3,790.42
				\$7,580.84

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$74,800
Appraised Building	\$413,300
Appraised Total	\$488,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$26,180
Assessed Building	\$144,660
Assessed Total	\$170,840
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$57,600	\$295,300	\$352,900	\$0
2022	\$57,600	\$295,300	\$352,900	\$0
2023	\$74,800	\$413,300	\$488,100	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	9,178	.2107		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	358,220	8.2236		\$55,320.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				410,958	9.4343		\$74,820.00

Land	1 of 3
------	--------

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	9,178
Acres	.2107
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	92-2/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	3,361
Year Built	2000
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	4
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

408,230

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						3,335			\$0
1	1		FGR				704			\$15,700
1	2		OFF				60			\$1,300
1	3		1SF				10			\$500
1	4		1SF				16			\$800
1	5		PAT			2015	3,000			\$12,000

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	PR1	OPEN PORCH	2018	18 X 20	360 #	C		AVERAGE					5,100

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
15-OCT-2019	4153		E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	GW-GENERAL WARRANTY		
07-AUG-2001	\$0	3066	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0104	7076
30-JUN-1998	\$0	2463	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0042	0757

Sales History

1 of 3

Sale Date	15-OCT-2019
Sale Price	
Sale Type	2-LAND AND BUILDING
Deed Transfer #	4153
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	OROS JOSEPH TRICIA A
Buyer	OROS JOSEPH OROS TRICIA A
Instrument Type	GW-GENERAL WARRANTY
Validity	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)
State Code	-
# of Parcels	2
Total Appraised	\$318,200
Note1	

PARID: 220170003300
 NBHD: 47500
 BARTLETT ROGER

JUR: 04
 ROLL: RP
 324 STATE RD

Parcel

Address 324 STATE RD
 Unit
 Class A - AGRICULTURE
 Land Use Code 101 - 101
 Tax Roll RP_OH
 Acres 20.19
 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 BARTLETT ROGER
 WINTERS TONYA
 Notes

Tax Mailing Name and Address

Mailing Name 1 BARTLETT ROGER
 Mailing Name 2 WINTERS TONYA
 Address 1 324 STATE RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 118
 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	\$4,706.17	\$4,706.17
					\$9,412.34

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$95,800
Appraised Building	\$509,000
Appraised Total	\$604,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$33,530
Assessed Building	\$178,150
Assessed Total	\$211,680
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$73,700	\$363,600	\$437,300	\$0
2022	\$73,700	\$363,600	\$437,300	\$0
2023	\$95,800	\$509,000	\$604,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	16,291	.3740		\$.00
2	-	A-ACREAGE	S-RESIDUAL	819,625	18.8160		\$78,860.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$16,900.00
Total:				879,476	20.1900		\$95,760.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	16,291
Acres	.3740
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	\$.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	92-2/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,622
Year Built	2006
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	8

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

Dwelling Value 445,730

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,622			\$0
1	1		FGR				816			\$19,300
1	2		OFB				48			\$1,100
1	3	BSP	EFP				288			\$14,300

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	RP1 PLASTIC LINER POOL	2006		1,000	#	C		AVERAGE				17,700
1	2	RS1 FRAME UTILITY SHED	2006	10 X 14	140	#	C		AVERAGE				1,300
1	3	WD1 WOOD DECK	2006	12 X 20	240	#	C		S				1,200
1	4	RS1 FRAME UTILITY SHED	2006	0 X 0	1	#	C		S				0
1	5	RG1 FRAME OR CB DETACHED GARAGE	2006	24 X 32	768	#	C		AVERAGE				17,800
1	6	RG1 FRAME OR CB DETACHED GARAGE	2006	8 X 10	80	#	C		AVERAGE				3,500
1	7	RG1 FRAME OR CB DETACHED GARAGE	2006	24 X 40	960	#	C		AVERAGE				21,800

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
15-SEP-2005	\$126,268	3770	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0095	1963
29-APR-1997	\$0	1411	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0042	4508

Sales History

1 of 2

Sale Date	15-SEP-2005
Sale Price	\$126,268
Sale Type	2-LAND AND BUILDING
Deed Transfer #	3770
Book / Page	0095 / 1963
Source	-
Seller	NORRIS MARY C BAKER BECKY L ETAL
Buyer	BARTLETT ROGER WINTERS TONYA

PARID: 220250002700
 NBHD: 47900
 Name withheld by request.

JUR: 04
 ROLL: RP
 6672 SHILLING RD

Parcel

Address 6672 SHILLING RD
 Unit
 Class A - AGRICULTURE
 Land Use Code 105 - 105
 Tax Roll RP_OH
 Acres 20.912
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47900

Owner

Owner DS

Notes

Tax Mailing Name and Address

Mailing Name 1 DS
 Mailing Name 2
 Address 1 6672 SHILLING RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 143 N
 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	\$4,951.45	\$4,951.45
				\$9,902.90

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$125,500
Appraised Building	\$511,100
Appraised Total	\$636,600
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$43,930
Assessed Building	\$178,890
Assessed Total	\$222,820
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$96,500	\$365,100	\$461,600	\$0
2022	\$96,500	\$365,100	\$461,600	\$0
2023	\$125,500	\$511,100	\$636,600	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	51,314	1.1780		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	816,053	18.7340		\$105,320.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$20,150.00
Total:				910,927	20.9120		\$125,470.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	51,314
Acres	1.1780
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	03-RANCH
Condo Type	-
Square Feet	3,132
Year Built	2013
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	8

Bedrooms	4
Family Rooms	0
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	2
Unfinished Area	
Cost & Design Factor	

Dwelling Value

480,490

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,844			\$0
1	1		OFF	1SF			288			\$17,800
1	2		OMP				288			\$7,800
1	3		OMP				468			\$12,600
1	4		OMP				468			\$12,600

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	2013		1 #		C		S					0
1	2	RG1	FRAME OR CB DETACHED GARAGE	2015	36 X 36	1,296 #		C		AVERAGE					30,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
13-AUG-2012	\$129,000	2806	0-VAlIDATED SALE	1-LAND ONLY	WD-WARRANTY DEED		
15-JUN-2009	\$0	1552	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0432	0888
23-APR-2008	\$0	1170	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0094	3656
27-DEC-2001	\$235,000	5244	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0094	3656
19-MAR-1997	\$80,000	876	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0087	6237

Sales History

1 of 5

Sale Date	13-AUG-2012
Sale Price	\$129,000
Sale Type	1-LAND ONLY
Deed Transfer #	2806
Book / Page	/
Source	3-OTHER - DEED OR OTHER SOURCE

Seller	HEDRICK HOMES INC
--------	-------------------

Buyer	DS
-------	----

Instrument Type	WD-WARRANTY DEED
Validity	0-VAlIDATED SALE

PARID: 220160001203
 NBHD: 47800
 GIERKE ANITA

JUR: 04
 ROLL: RP
 4791 CORK COLD SPRINGS RD

Parcel

Address 4791 CORK COLD SPRINGS RD
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 5.219
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner GIERKE ANITA

Notes

Tax Mailing Name and Address

Mailing Name 1 DANES ANITA
 Mailing Name 2
 Address 1 4791 CORK COLD SPRINGS RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 116 S
 Legal Desc 2 MINERAL PARCEL 22-777-00-000-50
 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	\$3,262.73	\$3,262.73 46,525.46

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$54,100
Appraised Building	\$366,300
Appraised Total	\$420,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$18,940
Assessed Building	\$128,210
Assessed Total	\$147,150
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$41,600	\$261,700	\$303,300	\$0
2022	\$41,600	\$261,700	\$303,300	\$0
2023	\$54,100	\$366,300	\$420,400	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	6,316	.1450		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	177,463	4.0740		\$34,560.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				227,339	5.2190		\$54,060.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	6,316
Acres	.1450
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	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,513
Year Built	2017
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
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	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	
Cost & Design Factor	

Dwelling Value	366,320
----------------	---------

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,513			\$0
1	1		FGR				706			\$18,000
1	2		OFB				156			\$3,800
1	3		WDK			2018	448			\$5,900

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
25-MAR-2014	\$40,000	827	U-NOT VALIDATED	-	GW-GENERAL WARRANTY	562	961

Sales History

Sale Date	25-MAR-2014
Sale Price	\$40,000
Sale Type	-
Deed Transfer #	827
Book / Page	562 / 961
Source	0-AGENT / TITLE EXAMINER

Seller	GREAT LAKES GOLF DISTRIBUTORS INC
--------	--------------------------------------

Buyer	GIERKE ANITA
-------	--------------

Instrument Type	GW-GENERAL WARRANTY
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	1
Total Appraised	
Note1	
Note2	

Sale Key	116879
----------	--------

NOTES

Comment Number	Code	Comment	Who	Wen
1	OFC	SPLIT FROM PARCEL 22-016-00-012-00 CONV 827 MARCH 25-14	SLBUTCHER	03/25/2014 12:16 pm
2	OFC	MINERAL PARCEL 22-777-00-000-50 12-4-14	KLBURDICK	12/04/2014 11:26 am
3	FLD	DWG <50% 1-1-17 (100%NOW); RECK 2018 AND VERIFY 'B' GRADE.	MMCARMACK	10/18/2017 03:12 pm

PARID: 220290000300
 NBHD: 47706
 SILL ROSE M

JUR: 04
 ROLL: RP
 420 LOWER CORK LN

Parcel

Address 420 LOWER CORK LN
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres 5.35
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47706

Owner

Owner SILL ROSE M

Notes

Tax Mailing Name and Address

Mailing Name 1 SILL ROSE M
 Mailing Name 2
 Address 1 744 RED OAK LANE
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0020
 Mortgage Company FIRST COMMONWEALTH BANK
 Tax Year 2023

Legal

Legal Desc 1 LOT #3 LOWER CORK FARMS
 Legal Desc 2 SUB
 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	\$3,156.13	\$3,156.13
					\$6,312.26

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$61,300
Appraised Building	\$337,800
Appraised Total	\$399,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$21,460
Assessed Building	\$118,230
Assessed Total	\$139,690
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$47,200	\$241,200	\$288,400	\$0
2022	\$47,200	\$241,200	\$288,400	\$0
2023	\$61,300	\$337,800	\$399,100	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	189,486	4.3500		\$41,820.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				233,046	5.3500		\$61,320.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	189,486
Acres	4.3500
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	8,700.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	5
Nbhd Factor	1.3
Notes	
Value	\$41,820.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,364
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	C+2
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	3

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

Dwelling Value

318,120

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,364			\$0
1	1		OFP				90			\$2,000
1	2		FGR				825			\$19,300
1	3		PAT	WDK		2019	360			\$0

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	RG1 FRAME OR CB DETACHED GARAGE	2019	24 X 32	768 #	D		AVERAGE				16,000
1	2	PT1 CONCRETE PATIO	2020	32 X 32	1,024 #	C		AVERAGE				3,700

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
21-JUN-2017	\$57,500	2290	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	WD-WARRANTY DEED	638	1165
07-JAN-2000	\$0	117	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0099	1831

Sales History

1 of 2

Sale Date 21-JUN-2017
 Sale Price \$57,500
 Sale Type 1-LAND ONLY
 Deed Transfer # 2290
 Book / Page 638 / 1165
 Source 0-AGENT / TITLE EXAMINER

Seller LOWER CORK COMPANY INC

Buyer SILL ROSE M

Instrument Type WD-WARRANTY DEED
 Validity M-SALE INVOLVING MULTIPLE PARCELS
 State Code -
 # of Parcels 2
 Total Appraised \$21,700
 Note1
 Note2

PARID: 220171002100
 NBHD: 47706
 HEAGERTY KEVIN

JUR: 04
 ROLL: RP
 468 HANSON PL

Parcel

Address 468 HANSON PL
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres 5
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47706

Owner

Owner HEAGERTY KEVIN
 HEAGERTY KRISTYN
 Notes

Tax Mailing Name and Address

Mailing Name 1 HEAGERTY KEVIN
 Mailing Name 2 KRISTYN
 Address 1 499 HANSON PL
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0205
 Mortgage Company LERETA
 Tax Year 2023

Legal

Legal Desc 1 HANSON ESTATES
 Legal Desc 2 LOT 21
 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	\$3,250.89	\$3,250.89
					\$6,501.78

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

	2023
Year	2023
Appraised Land	\$61,600
Appraised Building	\$349,500
Appraised Total	\$411,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$21,560
Assessed Building	\$122,330
Assessed Total	\$143,890
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$47,400	\$249,700	\$297,100	\$0
2022	\$47,400	\$249,700	\$297,100	\$0
2023	\$61,600	\$349,500	\$411,100	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	174,240	4.0000		\$42,120.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				217,800	5.0000		\$61,620.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	174,240
Acres	4.0000
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	9,000.00
Override Rate	
Depth Factor	1
Influence Factor	-10
Influence Codes	5
Nbhd Factor	1.3
Notes	
Value	\$42,120.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	2,584
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	C+2
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	3

Family Rooms	1
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 349,540

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						2,252		\$0
1	1		OFP				368		\$8,200
1	2		OFP				348		\$7,800
1	3		FGR	HSF			664		\$32,200

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
01-MAR-2018	\$35,000	623	0-VALIDATED SALE	2-LAND AND BUILDING	SV-SURVIVORSHIP	654	1906

Sales History

Sale Date 01-MAR-2018
 Sale Price \$35,000
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 623
 Book / Page 654 / 1906
 Source 0-AGENT / TITLE EXAMINER

Seller GUGGENBILLER LEO J
 GLENN L

Buyer HEAGERTY KEVIN
 HEAGERTY KRISTYN

Instrument Type SV-SURVIVORSHIP
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$22,900
 Note1
 Note2

Sale Key 142889

NOTES

Comment Number	Code	Comment	Who	Wen
1	OFC	468 HANSON PL ASSIGNED PER PLANNING	TLSULAK	05/04/2018 09:51 am
2	FLD	REV 2020 PICKED UP NEW DWLG 100% AS OF NOV 2019 RE CK 2020	KDRIPPS	02/04/2020 08:47 am
3	FLD	DWG 100% 1-1-20.	MMCARMACK	11/06/2020 10:42 am

PARID: 220171000100
 NBHD: 47706
 SOCHIA KENNETH A

JUR: 04
 ROLL: RP
 4918 HEMLOCK LN

Parcel

Address 4918 HEMLOCK LN
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 5.03
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47706

Owner

Owner SOCHIA KENNETH A

Notes

Tax Mailing Name and Address

Mailing Name 1 SOCHIA KENNETH A
 Mailing Name 2
 Address 1 4918 HEMLOCK LN
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0102
 Mortgage Company CORELOGIC
 Tax Year 2023

Legal

Legal Desc 1 HANSON ESTATES
 Legal Desc 2 LOT 1
 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	\$2,785.41	\$2,785.41
					\$5,570.82

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$60,500
Appraised Building	\$297,700
Appraised Total	\$358,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$21,180
Assessed Building	\$104,200
Assessed Total	\$125,380
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$46,600	\$212,700	\$259,300	\$0
2022	\$46,600	\$212,700	\$259,300	\$0
2023	\$60,500	\$297,700	\$358,200	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	175,547	4.0300		\$41,020.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				219,107	5.0300		\$60,520.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	175,547
Acres	4.0300
Land Units	
Actual Frontage	
Effective Frontage	

Override Size	
Actual Depth	
Table Rate	8,700.00
Override Rate	
Depth Factor	1
Influence Factor	-10
Influence Codes	5
Nbhd Factor	1.3
Notes	

Value	\$41,020.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	2,892
Year Built	1986
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	4

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

Dwelling Value 279,650

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,056			\$0
1	1		WDK				288			\$2,700
1	2	BSM	1SF	HSF			312			\$22,000
1	3		FGR				832			\$15,300
1	4		OFP	OFP			192			\$5,700
1	5	BSM	1SF				312			\$15,800

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	AP1	FOUR SIDE CLOSED MTL POLE BLDG	1996	30 X 50	1,500	#	C	2 12	AVERAGE				18,000
1	2	RP9	PERSONAL PROPERTY POOL	1111	0 X 0	1	#	C		S				0
1	3	GZ1	GAZEBO	1111	0 X 0	1	#	C		S				0

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
04-APR-2011	\$267,500	998	R-RELATED INDIVIDUALS OR CORPORATIONS	-	FD-FIDUCIARY DEED		
08-OCT-2003	\$0	4131	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT		

Sales History

1 of 2

Sale Date 04-APR-2011
 Sale Price \$267,500
 Sale Type -
 Deed Transfer # 998
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

Seller SOCHIA ROBERT J

Buyer SOCHIA KENNETH A

Instrument Type FD-FIDUCIARY DEED
 Validity R-RELATED INDIVIDUALS OR CORPORATIONS
 State Code OH-OHIO
 # of Parcels 1

PARID: 220110003300
 NBHD: 47800
 KEYERLEBER ROBERT S

JUR: 04
 ROLL: RP
 1252 STATE ROUTE 534 N

Parcel

Address 1252 STATE ROUTE 534
 Unit
 Class A - AGRICULTURE
 Land Use Code 101 - 101
 Tax Roll RP_OH
 Acres 7.04
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner KEYERLEBER ROBERT S

Notes

Tax Mailing Name and Address

Mailing Name 1 KEYERLEBER ROBERT S
 Mailing Name 2
 Address 1 PO BOX 700
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0205
 Mortgage Company LERETA
 Tax Year 2023

Legal

Legal Desc 1 70 & 71
 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	\$4,083.34	\$4,083.34
					\$ 8,166.68

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$65,100
Appraised Building	\$461,100
Appraised Total	\$526,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$22,790
Assessed Building	\$161,390
Assessed Total	\$184,180
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$50,100	\$329,400	\$379,500	\$0
2022	\$50,100	\$329,400	\$379,500	\$0
2023	\$65,100	\$461,100	\$526,200	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	67,082	1.5400		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	196,020	4.5000		\$45,630.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				306,662	7.0400		\$65,130.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	67,082
Acres	1.5400
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	93-3/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	3,672
Year Built	1999
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+2
CDU	AV-AVERAGE
Total Rooms	8

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

Dwelling Value

458,440

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,383			\$0
1	1	BSM	1SM				131			\$9,700
1	2		OFB				292			\$6,900
1	3	BSM	1S9	1S9			837			\$105,900
1	4	BSM	1SF	1SF			242			\$25,900
1	5		FGR				866			\$21,300

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	AQ2 HOOP/FABRIC/FOUNDATION ONLY	2000	24 X 48	1,152	#	C		AVERAGE				2,700

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
05-NOV-2020		4216	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM		
27-SEP-2000	\$0	4080	I-ERROR IN DESCRIPTION	1-LAND ONLY	ET-TEMP EXEMPT	0090	5454

Sales History

1 of 2

Sale Date 05-NOV-2020
 Sale Price
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 4216
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

Seller KEYERLEBER ROBERT S

Buyer KEYERLEBER ROBERT S

Instrument Type QC-QUIT CLAIM
 Validity E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)
 State Code -
 # of Parcels 2
 Total Appraised \$379,500

PARID: 220160001204
 NBHD: 47800
 MARCHEWKA DAVID R

JUR: 04
 ROLL: RP
 4753 CORK COLD SPRINGS RD

Parcel

Address 4753 CORK COLD SPRINGS RD
 Unit
 Class A - AGRICULTURE
 Land Use Code 100 - 100
 Tax Roll RP_OH
 Acres 5.666
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner MARCHEWKA DAVID R
 MARCHEWKA LINDSAY

Notes

Tax Mailing Name and Address

Mailing Name 1 MARCHEWKA DAVID R
 Mailing Name 2 MARCHEWKA LINDSAY
 Address 1 4753 CORK COLD SPRINGS RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 116
 Legal Desc 2 MINERAL PARCEL 22-777-00-000-40
 Legal Desc 3
 Notes NO TRANSFER W/O PLANNING APPROVAL
 Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$3,059.13	\$3,059.13
				\$6,118.26

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$57,100
Appraised Building	\$329,700
Appraised Total	\$386,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$19,990
Assessed Building	\$115,400
Assessed Total	\$135,390
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$43,900	\$235,500	\$279,400	\$0
2022	\$43,900	\$235,500	\$279,400	\$0
2023	\$57,100	\$329,700	\$386,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	6,795	.1560		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	196,456	4.5100		\$37,600.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				246,811	5.6660		\$57,100.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	6,795
Acres	.1560
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	03-RANCH
Condo Type	-
Square Feet	2,435
Year Built	2014
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B-1
CDU	AV-AVERAGE
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
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value

329,740

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,408			\$0
1	1		FGR				1,090			\$26,100
1	2		OMP				60			\$1,500
1	7		1SF				27			\$1,400

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
23-MAY-2023		1906	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM		
21-MAY-2014	\$40,000	1510	U-NOT VALIDATED	-	GW-GENERAL WARRANTY	586	178

Sales History

1 of 2

Sale Date 23-MAY-2023
 Sale Price
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 1906
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller MARCHEWKA DAVID R
 Buyer MARCHEWKA DAVID R
 MARCHEWKA LINDSAY
 Instrument Type QC-QUIT CLAIM
 Validity E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)
 State Code -
 # of Parcels 3
 Total Appraised \$279,400
 Note1
 Note2
 Sale Key 180253

NOTES

Comment Number Code Comment

1 OFC SPLIT 5.666 ACRES FROM 22-016-00-012-00 CONV#1510 5-21-14

Who

When

KLBURDICK 05/21/2014 04:21 pm

PARID: 220160001201
 NBHD: 47800
 MCQUOID REBECCA

JUR: 04
 ROLL: RP
 4711 CORK COLD SPRINGS RD

Parcel

Address 4711 CORK COLD SPRINGS RD
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 5.221
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner MCQUOID REBECCA
 MCQUOID ROBERT
 Notes

Tax Mailing Name and Address

Mailing Name 1 MCQUOID REBECCA
 Mailing Name 2 ROBERT
 Address 1 4711 CORK COLD SPRINGS RD
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0102
 Mortgage Company CORELOGIC
 Tax Year 2023

Legal

Legal Desc 1 LOT 116
 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	\$3,027.54	\$3,027.54 46,055.08

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$54,100
Appraised Building	\$335,900
Appraised Total	\$390,000
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$18,940
Assessed Building	\$117,570
Assessed Total	\$136,510
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$41,600	\$239,900	\$281,500	\$0
2022	\$41,600	\$239,900	\$281,500	\$0
2023	\$54,100	\$335,900	\$390,000	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	6,229	.1430		\$.00
2	-	A-ACREAGE	S-RESIDUAL	177,638	4.0780		\$34,590.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				227,427	5.2210		\$54,090.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	6,229
Acres	.1430
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	\$.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,496
Year Built	2014
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
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	1
Heat	3-CENTRAL AIR CONDITION
Heating Fuel Type	-
Prefab Fireplace	1
WBFP Stacks	
Fireplace Openings	
Unfinished Area	
Cost & Design Factor	

Dwelling Value 335,870

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,074			\$0
1	1		OF				108			\$2,600
1	2		OF				144			\$3,400
1	10		FGR				613			\$15,300
1	11	SLB	1SF			2015	422			\$23,100

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
14-SEP-2015	3429		E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM	596	1102
27-APR-2011	1262		N-NOT OPEN MARKET / NOT ARM'S LENGTH	-	ET-TEMP EXEMPT		

Sales History

1 of 2

Sale Date	14-SEP-2015
Sale Price	
Sale Type	2-LAND AND BUILDING
Deed Transfer #	3429
Book / Page	596 / 1102
Source	1-BUYER (GRANTEE)
Seller	MILLIGAN REBECCA NKA VINCENT REBECCA R
Buyer	MCQUOID REBECCA MCQUOID ROBERT
Instrument Type	QC-QUIT CLAIM
Validity	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)
State Code	-
# of Parcels	1
Total Appraised	\$276,400
Note1	
Note2	
Sale Key	126131

NOTES

Comment Number	Code	Comment	Who	Wen
1	OFC	SPLIT FROM PARCEL 22-016-00-012-01 CONV 7/19/2010 #2167	SLBUTCHER	08/13/2010 11:50 am

PARID: 220290000200
 NBHD: 47706
 CAHILL DALE

JUR: 04
 ROLL: RP
 398 LOWER CORK LN

Parcel

Address 398 LOWER CORK LN
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres 6.358
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47706

Owner

Owner CAHILL DALE

Notes

Tax Mailing Name and Address

Mailing Name 1 CAHILL DALE
 Mailing Name 2
 Address 1 61 DEXTER RD
 Address 2
 Address 3 SAINT REGIS FALLS NY 12980
 Mortgage Company 0102
 Mortgage Company CORELOGIC
 Tax Year 2023

Legal

Legal Desc 1 LOT #2 LOWER CORK FARMS
 Legal Desc 2 SUB
 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	\$3,125.76	\$3,125.76
					\$6,251.52

Homestead Credits

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

	2023
Year	2023
Appraised Land	\$68,300
Appraised Building	\$334,100
Appraised Total	\$402,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$23,910
Assessed Building	\$116,940
Assessed Total	\$140,850
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$52,600	\$238,600	\$291,200	\$0
2022	\$52,600	\$238,600	\$291,200	\$0
2023	\$68,300	\$334,100	\$402,400	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	233,394	5.3580		\$48,840.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				276,954	6.3580		\$68,340.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	233,394
Acres	5.3580
Land Units	
Actual Frontage	
Effective Frontage	

Override Size	
Actual Depth	
Table Rate	8,250.00
Override Rate	
Depth Factor	1
Influence Factor	-15
Influence Codes	5
Nbhd Factor	1.3
Notes	
Value	\$48,840.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction	9-FR W/MAS
Style	07-COLONIAL
Condo Type	-
Square Feet	2,612
Year Built	2011
Effective Year	
Year Remodeled	
PCT Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B-1
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	3

Family Rooms
 Attic
 Basement
 Rec Room
 Finished Basement
 Full Baths
 Half Baths
 Heat
 Heating Fuel Type
 Prefab Fireplace
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

1
 0-NONE
 4-FULL BASEMENT

 2
 1
 3-CENTRAL AIR CONDITION
 3-ELECTRIC

Dwelling Value

334,050

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						690		\$0
1	1	BSM	1SF				602		\$39,700
1	2	BSM	1SF				504		\$33,300
1	3		FGR				314		\$7,500
1	4		MS				42		\$600
1	5		FGR	1SF			126		\$7,600

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
20-JUL-2022	\$475,000	2856	0-VALIDATED SALE	2-LAND AND BUILDING	WD-WARRANTY DEED		
26-JAN-2021	\$153,800	245	R-RELATED INDIVIDUALS OR CORPORATIONS	2-LAND AND BUILDING	QC-QUIT CLAIM		
30-MAR-2011	\$45,000	935	N-NOT OPEN MARKET / NOT ARM'S LENGTH	-	WD-WARRANTY DEED		
07-JAN-2000	\$0	117	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0099	1831

Sales History

1 of 4

Sale Date 20-JUL-2022
 Sale Price \$475,000
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 2856
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER

Seller BURSE DANIEL E

Buyer CAHILL DALE

Instrument Type WD-WARRANTY DEED
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$291,200
 Note1
 Note2

Sale Key 174367

NOTES

PARID: 220110001403
 NBHD: 47800
 SHEPPARD RICHARD JR

JUR: 04
 ROLL: RP
 969 STATE ROUTE 534 N

Parcel

Address 969 STATE ROUTE 534
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 4.196
 Political Subdivision
 Taxing District 22
 District Name HARPERSFIELD TWP-GENEVA CSD
 Gross Tax Rate 85.1
 Effective Tax Rate 48.776659
 Neighborhood 47800

Owner

Owner SHEPPARD RICHARD JR
 AMBER E

Notes

Tax Mailing Name and Address

Mailing Name 1 SHEPPARD RICHARD JR
 Mailing Name 2 AMBER E
 Address 1 969 STATE ROUTE 534
 Address 2
 Address 3 GENEVA OH 44041
 Mortgage Company 0081
 Mortgage Company THE ANDOVER BANK
 Tax Year 2023

Legal

Legal Desc 1 87
 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	\$56,800
Appraised Building	\$341,000
Appraised Total	\$397,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$19,880
Assessed Building	\$119,350
Assessed Total	\$139,230
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$43,700	\$243,500	\$287,200	\$0
2022	\$43,700	\$243,500	\$287,200	\$0
2023	\$56,800	\$341,000	\$397,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	9,148	.2100		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	130,070	2.9860		\$37,270.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$19,500.00
Total:				182,778	4.1960		\$56,770.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	9,148
Acres	.2100
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	2
Construction	92-2/6 BR TO FR
Style	07-COLONIAL
Condo Type	-
Square Feet	2,928
Year Built	2006
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C+2
CDU	AV-AVERAGE
Total Rooms	8

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

Dwelling Value 340,960

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,392			\$0
1	1		FGR				1,040			\$22,600
1	2		OMP				36			\$800
1	3	BSM	1SF				144			\$8,700
1	4		WDK				500			\$5,700

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
20-JUL-2007	\$175,000	2491	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0102	9344
28-JUN-2006	\$40,000	2433	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0102	9344
29-NOV-2005	\$0	4841	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0102	9344
27-APR-1998	\$35,000	1498	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0077	9149
30-OCT-1997	\$0	4296	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0077	9149

Sales History

1 of 5

Sale Date	20-JUL-2007
Sale Price	\$175,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	2491
Book / Page	0102 / 9344
Source	-
Seller	SHEPPARD RICHARD
Buyer	SHEPPARD RICHARD JR AMBER E
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	
Total Appraised	
Note1	
Note2	
Sale Key	41534

PARID: 220080002800
NBHD: 47600
ANDERSON PHILLIP T

* From House Appraisal *
Comparable #1

JUR: 04
ROLL: RP
5552 ROXBURY AVE

Parcel

Address 5552 ROXBURY AVE
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 5.843
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 85.1
Effective Tax Rate 48.776659
Neighborhood 47600

Owner

Owner ANDERSON PHILLIP T
ANDERSON ALLISON A
Notes

Tax Mailing Name and Address

Mailing Name 1 ANDERSON PHILLIP T
Mailing Name 2 ANDERSON ALLISON A
Address 1 5552 ROXBURY DR
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0206
Mortgage Company FIRST NATIONAL BANK OF PA
Tax Year 2023

Legal

Legal Desc 1 40
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	\$5,790.72	\$5,790.72
					\$11,581.44

Homestead Credits

Homestead Exemption NO
2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$114,400
Appraised Building	\$627,500
Appraised Total	\$741,900
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$40,040
Assessed Building	\$219,630
Assessed Total	\$259,670
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$88,000	\$482,800	\$570,800	\$0
2022	\$88,000	\$482,800	\$570,800	\$0
2023	\$114,400	\$627,500	\$741,900	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	210,961	4.8430		\$75,360.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				254,521	5.8430		\$114,360.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	210,961
Acres	4.8430
Land Units	
Actual Frontage	
Effective Frontage	

Override Size	
Actual Depth	
Table Rate	17,100.00
Override Rate	
Depth Factor	1
Influence Factor	-30
Influence Codes	5
Nbhd Factor	1.3
Notes	

Value	\$75,360.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1.5
Construction	8-STONE
Style	07-COLONIAL
Condo Type	-
Square Feet	5,104
Year Built	1996
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	A-1
CDU	AV-AVERAGE
Total Rooms	8
Bedrooms	4

Family Rooms	1
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	0
Full Baths	4
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**600,780**

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,274			\$0
1	1		WDK				63			\$900
1	2	BSM	1SM	1SM			595			\$74,500
1	3	BSM	1SM				162			\$12,800
1	4	BSM	1SM	1SM	AUN		452			\$58,700
1	5	BSM	1SM				162			\$12,800
1	6	BSM	1SF				117			\$8,600
1	7	SLB	1SF				358			\$21,000
1	8		FGR	AUN			642			\$19,900
1	9		OFP				32			\$800
1	10		OFP				20			\$500
1	11		OFP				120			\$3,000
1	12		WDK				200			\$2,700
1	13	BSM	1SF				300			\$22,100

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	RP1	PLASTIC LINER POOL	2000		400 #		C		AVERAGE				7,100
1	2	RG1	FRAME OR CB DETACHED GARAGE	2000	19 X 22	418 #		D	7	AVERAGE				8,900
1	3	RG1	FRAME OR CB DETACHED GARAGE	2002	24 X 32	768 #		D		FAIR				10,700

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
28-AUG-2020	\$595,000	3024	0-VALIDATED SALE	2-LAND AND BUILDING	FD-FIDUCIARY DEED		
03-OCT-2001	\$0	4049	I-ERROR IN DESCRIPTION	2-LAND AND BUILDING	ET-TEMP EXEMPT	0088	5885

Sales History

1 of 2

Sale Date	28-AUG-2020
Sale Price	\$595,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	3024
Book / Page	/
Source	0-AGENT / TITLE EXAMINER

PARID: 250130002000
 NBHD: 52500
 LYNCH SAMUAL C

* Comparable # 4 *

JUR: 04
 ROLL: RP
 1797 STATE ROUTE 167

Parcel

Address 1797 STATE ROUTE 167
 Unit
 Class R - RESIDENTIAL
 Land Use Code 511 - 511
 Tax Roll RP_OH
 Acres 3.298
 Political Subdivision
 Taxing District 25
 District Name JEFFERSON TWP-JEFFERSON A LSD
 Gross Tax Rate 84.48
 Effective Tax Rate 49.094097
 Neighborhood 52500

Owner

Owner LYNCH SAMUAL C
 LYNCH RHONDA C
 Notes

Tax Mailing Name and Address

Mailing Name 1 LYNCH SAMUAL C
 Mailing Name 2 LYNCH RHONDA C
 Address 1 2471 W SULLIVAN RD
 Address 2
 Address 3 AURORA IL 60506
 Mortgage Company 0102
 Mortgage Company CORELOGIC
 Tax Year 2023

Legal

Legal Desc 1 87
 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	\$4,502.49

Homestead Credits ~~\$4,502.49~~ \$9,004.98

Homestead Exemption NO
 2.5% Reduction YES

Appraised Value (100%)

Year	2023
Appraised Land	\$36,800
Appraised Building	\$542,500
Appraised Total	\$579,300
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$12,880
Assessed Building	\$189,880
Assessed Total	\$202,760
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$28,300	\$387,500	\$415,800	\$0
2022	\$28,300	\$387,500	\$415,800	\$0
2023	\$36,800	\$542,500	\$579,300	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	6,447	.1480		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	93,654	2.1500		\$21,860.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$14,950.00
Total:				143,661	3.2980		\$36,810.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	6,447
Acres	.1480
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	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	3,352
Year Built	2007
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
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	4
Half Baths	0
Heat	4-HEAT PUMP
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	

Dwelling Value

466,870

→ Comparable listed value = \$699,500.00

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,224			\$0
1	1	BSM	1SF				544			\$39,100
1	2		OFB				432			\$10,600
1	3	BSM	1SF				180			\$13,000
1	4		FGR				778			\$19,900
1	5		OFB				288			\$7,100
1	6		1SF	1SF			24			\$2,300
1	7		1SF	1SF			33			\$3,200
1	8		1SF	1SF			33			\$3,200

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	RG1	FRAME OR CB DETACHED GARAGE	2009	42 X 75	3,150 #	C							67,400
1	2	RC2	CANOPY	2009	10 X 60	600 #	C							4,100
1	3	RC2	CANOPY	2009	10 X 60	600 #	C							4,100

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
02-AUG-2021	\$699,500	3051	0-VALIDATED SALE	2-LAND AND BUILDING	SV-SURVIVORSHIP		
05-JUN-2015	\$0	1917	U-NOT VALIDATED	2-LAND AND BUILDING	QC-QUIT CLAIM	589	16
05-JUN-2015		1908	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	QC-QUIT CLAIM	589	16
27-JAN-2006	\$18,000	297	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0328	1280
09-MAR-2005	\$22,500	851	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0103	7453
29-SEP-2000	\$0	4118	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0103	7453
28-MAY-1998	\$18,000	1915	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		

Sales History

1 of 7

Sale Date	02-AUG-2021
Sale Price	\$699,500
Sale Type	2-LAND AND BUILDING
Deed Transfer #	3051
Book / Page	/
Source	0-AGENT / TITLE EXAMINER

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		OFP				176			\$4,700
1	7		OFP				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

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 5 HARPER 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
				\$9,061.32

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	1-WOOD/VINYL
Style	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		OFB				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

1 of 2

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	

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	Thrd	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		OFP				193			\$5,100

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	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