

Situs : 5029 HEMLOCK LN

Map ID: 22-017-10-013-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

CURRENT OWNER
HAGER CHRISTOPHER L
PRISTOV KATHRYN E
499 HANSON PLACE
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 017-10 013-00
Class Residential
Living Units 1
Neighborhood 47706
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
HANSON ESTATES LOT 13A

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	15000	1.0000	100	0			19,500
A	S	15000	1.5050	74	0	5	-10	19,550
								39,050

Total Acres: 2.505 Legal Acres: 2.51 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,690	39,100	39,100	0	0
Building	189,980	542,800	542,800	0	0
Total	203,670	581,900	581,900	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	27,800		27,800
2021	27,800		27,800
2022	27,800		27,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/29/21	R20210069	575,000	DWLG	Residential New Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/27/21		1-Land Only	U-Not Validated		WD-Warranty Deed	PRISTOV EDWARD J
04/09/18	20,000	1-Land Only	N-Not Open Market / Not Arm'S Leng	657/225	SV-Survivorship	MARTIN JULIE D
06/05/03	28,000	1-Land Only	U-Not Validated	0117/2581	WD-Warranty Deed	CAINE SHERI R
11/22/99	21,000	1-Land Only	U-Not Validated	0101/4111	WD-Warranty Deed	MARTIN BROOKS B

Entrance Information

Date	ID	Entry Code	Source
01/30/14	WPW	6-Occupant Not Home	3-Other
11/20/23	AE	3-Info At Door	1-Owner

Property Notes
Note Codes:

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 09-Modern	Full Baths 3
Year Built 2021	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 14
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond 2-Same	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry

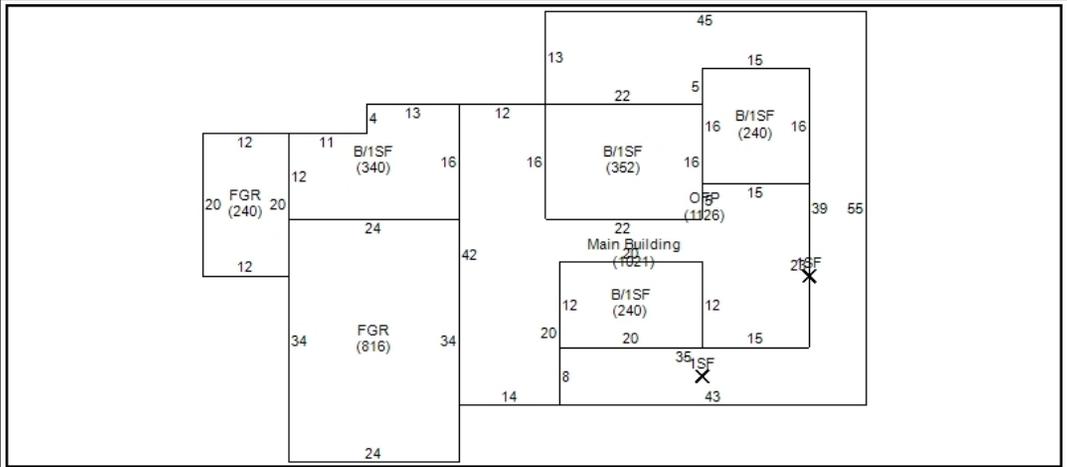
Bsmt Gar # Cars	Misc 1 Desc	Misc 1 Qty
	Misc 2 Desc	Misc 2 Qty
Grade B+2	Cost & Design 0	
CDU GD-GOOD	Functional	
% Good Ovr	Economic	
% Complete	NBHD Fact 1.4	
GRM Econ Rents	GRM Factor 1	
GRM Units	GRM Value 0	

Dwelling Computations

Base Price	167,790	% Good	97
Plumbing	17,600	Market Adj	
Basement	25,670	Functional	
Heating	7,640	Economic	
Attic	0	% Complete	
Other Features	5,900	C&D Factor	
		Adj Factor	1.4
Subtotal	224,600	Additions	162,100
Ground Floor Area	1,021		
Total Living Area	3,250	Dwelling Value	542,810
Dwelling Notes			

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,021						
1	BSM	1SF			240						20,300
2	BSM	1SF			352						29,800
3	BSM	1SF			240						20,300
4	BSM	1SF			340						28,800
5		FGR			816						25,000
6		FGR			240						7,400
7		OPF			1,126						33,100
8		1SF			10						700

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

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Additions - continued...

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
9		1SF			26						1,700

Comments

Number	Code	Status	Comment
3	FLD	NC	11/20/23 AE NEW DWLG 100% 1-1-23 OWNER
2	OFC		THIS PARCEL NOT TRANSFERRED BY DESCRIPTION IN SHERIFF'S DEED 567-2553
1	OFC	LC	19980706 PMP C#01 - RE-PLAT 2.505 AC TO 22-017-10-013-01 LOT 13B

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