

Tax year 2023

BOR no. 00916

County Ashtabula

Date received 2/26/24

FILED ON

DTE 1
Rev. 12/22

FEB 29 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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.

1. Owner of property		Christopher Hager		5029 Hemlock Ln. Geneva, OH 44041	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person (440) 371-5887 ChrisHager@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		
22-017-10-013-00			5029 Hemlock Ln. Geneva, OH 44041		
7. Principal use of property					
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		
22-017-10-013-00	\$450,000.00	\$581,900.00	\$131,900.00		
9. The requested change in value is justified for the following reasons: Comparable homes in the area based on square footage, condition of home/property, and acreage of property					

10. Was property sold within the last three years? Yes No Unknown *New construction (built in 2021)*
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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 2/29/24 Complainant or agent (printed) Christopher Hager Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

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:

Situs : 5029 HEMLOCK LN

Parcel Id: 22-017-10-013-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

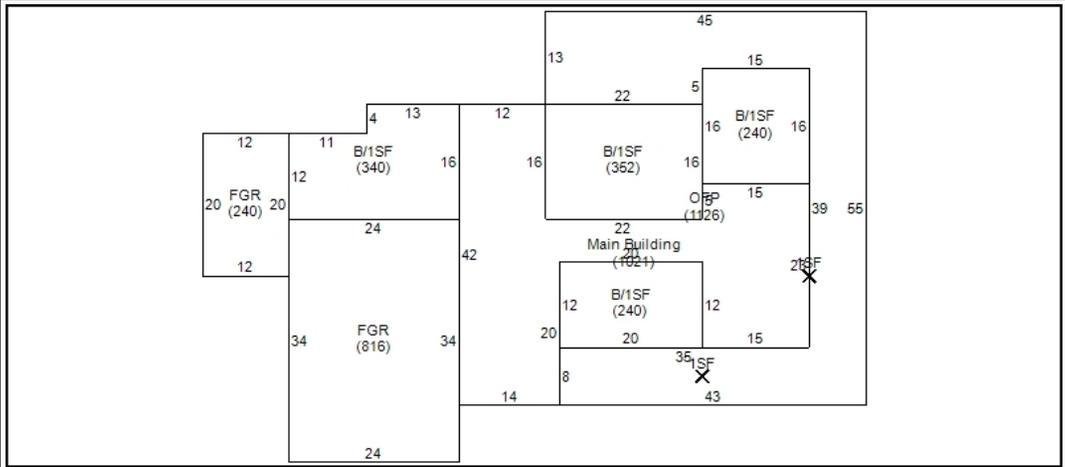
Dwelling Information

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			



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		OFF			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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 5029 HEMLOCK LN

Parcel Id: 22-017-10-013-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

Additions - continued...

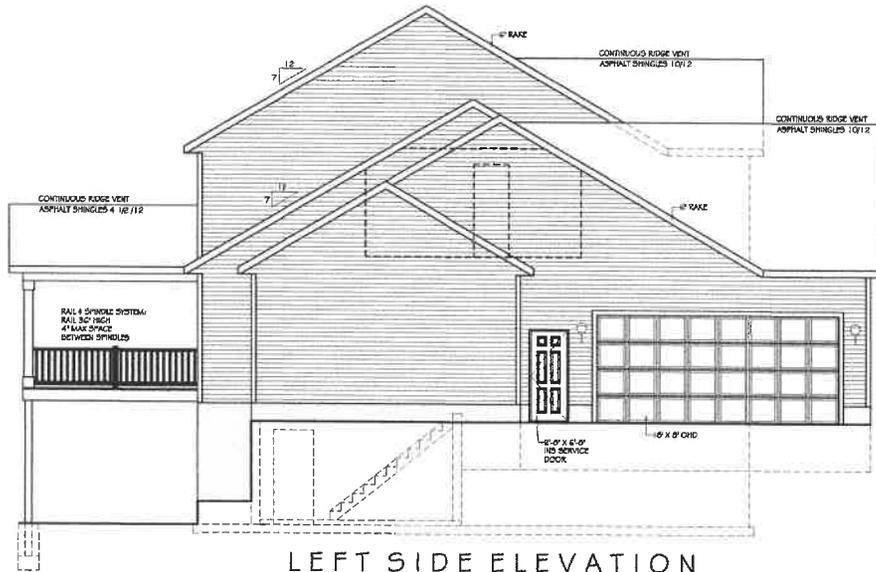
Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
9		1SF			26						1,700

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

Situs : 5029 HEMLOCK LN**Parcel Id: 22-017-10-013-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 03/01/24**

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LEFT SIDE ELEVATION



FRONT ELEVATION

WINDOW NUMBERS DESIGNATED IN FEET / INCHES
 EX. 3036 = 3'-0" X 6"
 GORGED WINDOWS ARE DESIGNATED ON ELEVATIONS - VERIFY GORGES REQUIREMENTS WITH SPECIFIC MANUFACTURERS OFFICE.
 COOR REQUIREMENTS ARE AS FOLLOWS:
 CLEAR OPEN AREA = 5'-2" SQ FT MIN
 CLEAR OPERABLE WIDTH = 20" MIN
 CLEAR OPERABLE HEIGHT = 24" MIN

50 FOOTAGE BREAKDOWN:
 1ST FLOOR = 2177.50 FT
 2ND FLOOR = 1011.50 FT
 (DOCS NOT INCLUDE DOORS SECOND)
 GRAND TOTAL = 3189.00 FT
 EXCLUDE ROOM = 360.50 FT
 EXCLUDE = 288.50 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

↳ Actual sq. footage = 3,188

REVISION	BY

DRAWN BY:
 TERRY VALENCIC
 RESIDENTIAL
 DESIGN GROUP
 (414) 668-8499

HAGER RESIDENCE
 5029 HEMLOCK LANE
 GENEVA, OHIO 44041

DRAWN BY: T.V.
 CHECKED BY:
 DATE: 5/12/21
 SCALE:
 JOB NO:
 SHEET:
 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		\$.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	\$.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		OFF				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

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		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

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		\$.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	\$.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	2
Construction Style	1-WOOD/VINYL 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

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		OFF				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	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



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		\$.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	\$.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		OFF				48			\$1,100
1	3	BSP	EFP				288			\$14,300

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	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

OBV

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		\$.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	\$.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		OFF				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		OFF				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%)

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 GLENNAL
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		\$.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	\$.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		0FP				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
 WBFPS 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	Who	Wen
1		OFC SPLIT 5.666 ACRES FROM 22-016-00-012-00 CONV#1510 5-21-14	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		OFF				108			\$2,600
1	2		OFF				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%)

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 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 3-ELECTRIC
 Prefab Fireplace
 WBFP Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

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		\$.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	\$.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		OFF				32			\$800
1	10		OFF				20			\$500
1	11		OFF				120			\$3,000
1	12		WDK				200			\$2,700
1	13	BSM	1SF				300			\$22,100

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	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

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

\$4,502.49

Homestead Credits

Homestead Exemption NO
2.5% Reduction YES

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

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		\$.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	\$.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		OPF				432			\$10,600
1	3	BSM	1SF				180			\$13,000
1	4		FGR				778			\$19,900
1	5		OPF				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		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

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
				\$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		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

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	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

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

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: 2023-0096

July 24, 2024

CHRISTOPHER L HAGER & KATHRYN E PRISTOV
5029 HEMLOCK LN
GENEVA OH 44041

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

August 29, 2024 at 10:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0096 filed for tax year 2023 by CHRISTOPHER L HAGER & KATHRYN E PRISTOV and described as follows:

Parcel ID(s):

1) 22-017-10-013-00 located at 5029 HEMLOCK LN, the market value is \$581,900. The market value sought is \$450,000.

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 2023-0096, CHRISTOPHER L HAGER & KATHRYN E PRISTOV is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Lynne Millard, Treasurer Alternate

Christopher Hager, owner

Complainant Seeks: \$450,000

Subject Parcel: 220171001300

Auditor Value: \$581,900

Hearing No # 5

HEARING MINUTES

BOR Case: 2023-0096

Owner Name: CHRISTOPHER L HAGER & KATHRYN E PRISTOV

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

fix square footage based on submitted plans. set value at \$577,400. Wait for appraisal to see
if any further adjustments are needed.

Was Made by:

2nd by:

Roll: Yamamoto- /Millard- /Whittington-

Motion therefore: Passed Failed

Decision Date: 8/29/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 5

NON-HEARING MINUTES

BOR Case: 2023-0096

Case Name: CHRISTOPHER L HAGER & KATHRYN E PRISTOV

Case Type: VL

Board Members

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

Others present:

Lynne Millard, Treasurer Alternate

Complainant Seeks: \$450000

Subject Parcel: 220171001300

Auditor Value: \$581900



NON-HEARING MINUTES

BOR Case: 2023-0096

Owner Name: CHRISTOPHER L HAGER & KATHRYN E PRISTOV

Board Action

Motion to: Agree Set Value \$577,400

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

correcting square footage based on blueprints provided at hearing.

Was Made by: Kathryn

2nd by: Lynne

Roll: Yamamoto-not present/Millard-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 9/27/24/

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

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: 2023-0096

CHRISTOPHER L HAGER & KATHRYN E PRISTOV
 5029 HEMLOCK 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
22-017-10-013-00	510-1FAMILY PLTD	22-HARPERSFIELD TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$39,100	\$542,800	\$581,900	
Adjustment:	\$0	-\$4,500	-\$4,500	
New Value:	\$39,100	\$538,300	\$577,400	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$577,400 CORRECTING SQUARE FOOTAGE				


 Board of Revision