

Situs : 6421 TWITCHELL RD

Map ID: 60-004-00-006-00

LUC: 122

Card: 1 of 2

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER
MILLER WILLIAM D
MILLER KATIE MAE
5771 S WINDSOR ROAD
MIDDLEFIELD OH 44062

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 006-00
Class A
Living Units 1
Neighborhood 10000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: 608880005818 **Addl. Tieback:** N
Legal Descriptions:
SEC 4--5 N
CAUV # 3895

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3987		0			
A	S	9500	21.4193	29	0	1	-20	61,370
A	H	9500	1.0000	100	0			12,350
								73,720

Total Acres: 22.818 Legal Acres: 22.82 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,590	73,700	73,700	0	0
Building	16,560	47,300	47,300	0	0
Total	28,150	121,000	121,000	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	56,700	34,000	90,700
2021	56,700	34,000	90,700
2022	56,700	34,000	90,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/22/22	192,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER JAKE S
06/19/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CSUHRAN ROBERT J SR
06/19/20	205,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	CSUHRAN ROBERT J JR TRUSTEE
08/18/00		1-Land Only	U-Not Validated	0086/3219	ET-Temp Exempt	CSUHRAN ROBERT J SR

Entrance Information

Date	ID	Entry Code	Source
03/13/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RM9-Mh Real	1111		0x0	1	C	1		S				
2	WS1-W/Septic	1111		0x0	1	C	1		A				5,600
3	CB1-Cabin	1999		16x24	384	E	1		A				4,000
4	CB1-Cabin	1999		16x24	384	E	1		A				4,000
5	CB1-Cabin	1999		16x24	384	E	1		A				4,000
6	CB1-Cabin	1999		16x24	384	E	1		A				4,000
7	CB1-Cabin	1999		16x24	384	E	1		A				4,000
8	CB1-Cabin	1999		16x24	384	E	1		A				4,000

Condominium / Mobile Home Information

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
10	OFC	MI	APPLIED FOR CAUV FOR TY 2023 - LUC 122
9	OFC	SS	NEW SURVEY FROM 22.16 AC TO 22.818 AC CONV# 1989 6/19/2020
1	FLD	RV	20020416 DC C#01 - PICKED UP MBL HM,SHED,CPY,CABINS FOR REVAL
2	FLD	RV	20020416 DC C#01 - NOTE:6 CABINS ALL ON BLOCKS
3	FLD	RV	20080404 DC C#01 - 1/24/07 ADDED 3 CABINS FOR REVAL (TOTAL 9)
4	FLD	NC	20081010 DC C#01 - 10/6/08 EST - SHED (16X32) 100% 1/1/08 PAVILLION 0% 1/1/08
5	FLD	NC	20081010 DC C#01 - (FRAME AS OF DATE) SHED & CNPY RAZED, RECHECK'09 FOR COMP
6	FLD	NC	20081010 DC C#01 - OF PAVILLION
7	FLD	NC	20090626 KJ C#01 - 4/2/09 EST - PAVILLION (20X24) & MH 100% 1/1/09 EST OLD MH
8	FLD	NC	20090626 KJ C#01 - REMOVED (MH VALUED AS FR)

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2	CB1-Cabin	2005		16x24	384	E	1		A				4,100
3	CB1-Cabin	2005		16x24	384	E	1		A				4,100
4	RS1-Frame Shr	2007		16x32	512	E	1		A				2,300
5	SH7-Shelter	2008		20x24	480	C	1		A				3,100

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Condo Style	View	MH Title#
Cmplx Name		Park Code

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Gross Building:	