

**Situs : 142 CHESTNUT ST**

**Map ID: 02-013-30-092-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/14/24**

**CURRENT OWNER**  
GROFF WILLIAM J  
GROFF KRISTIN F  
6415 HAWTHORNE DR  
ANDOVER OH 44003  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-30 092-00  
Class Residential  
Living Units 1  
Neighborhood 34000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
26

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	25000	.3574	173	0			20,090
								20,090

Total Acres: .3574      Legal Acres: 0.36      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	7,040	20,100	20,100	0	0
<b>Building</b>	19,320	55,200	55,200	0	0
<b>Total</b>	26,360	75,300	75,300	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	14,200	39,400	53,600
2021	14,200	39,400	53,600
2022	14,200	39,400	53,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/06/23	53,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	GROFF WILLIAM J
11/29/12	53,000	2-Land And Building	0-Validated Sale		FD-Fiduciary Deed	FINICLE BARBARA A

**Entrance Information**

Date	ID	Entry Code	Source
03/04/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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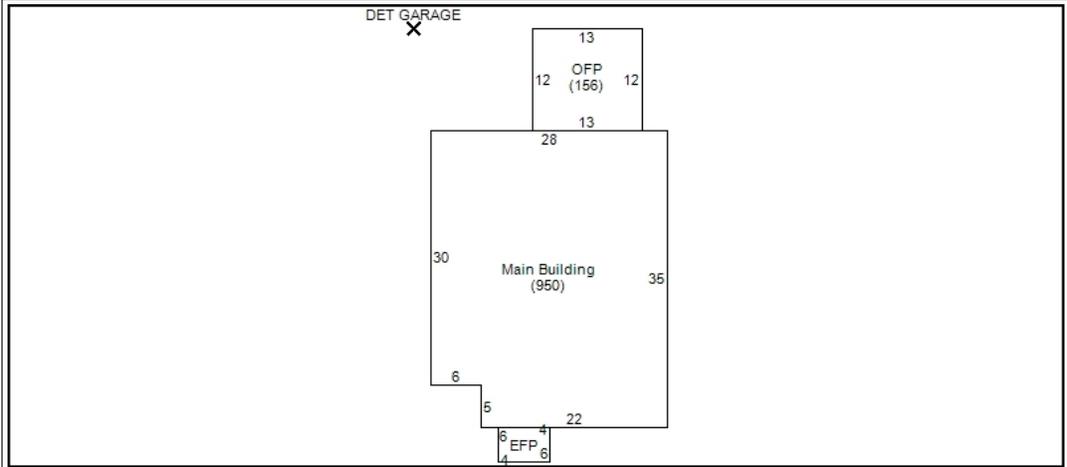
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 4
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 06-Bungalow	<b>Full Baths</b> 1
<b>Year Built</b> 1932	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 3-Attic 3/4 Finished	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> FR-FAIR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					950						
1		OFF			156						3,100
2		EFP			24						900

**Dwelling Computations**

<b>Base Price</b>	64,100	<b>% Good</b>	35
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	16,600	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	15,400	<b>% Complete</b>	100
<b>Other Features</b>	4,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	101,400	<b>Additions</b>	1,400
<b>Ground Floor Area</b>	950		
<b>Total Living Area</b>	1,330	<b>Dwelling Value</b>	51,650
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1932		18x22	396	D	1		A				3,500

**Condominium / Mobile Home Information**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	SS	NEW SURVEY FROM .31AC TO .3574AC CONV#2101 6/6/2023

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