

Situs : 3049 STATE ROUTE 7

Map ID: 31-028-00-024-00

LUC: 101

Card: 1 of 2

Tax Year: 2023

Printed: 03/14/24

CURRENT OWNER
SHETLER MAHLON J
SHETLER ESTHER U
3049 STATE ROUTE 7
CONNEAUT OH 44030

CAUV Y
Field Review Flag: D-NEW DWELLING

GENERAL INFORMATION
Routing No. 028-00 024-00
Class A
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12 SEC 26 &27--S W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.5800		0			
A	S	9000	39.4200	25	0	1	-10	103,770
A	H	9000	1.0000	100	0			11,700
								115,470

Total Acres: 41 Legal Acres: 41.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	40,430	115,500	115,500	0	0
Building	5,920	16,900	16,900	0	0
Total	46,350	132,400	132,400	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	88,800	7,800	96,600
2021	88,800	7,800	96,600
2022	88,800	7,800	96,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/25/22	R-2022-005	120,000	DWLG	Check 24 For Completion	Recheck Next Year

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/18/20	130,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	KITCHEN WENDELL A
01/13/98		2-Land And Building	U-Not Validated		ET-Temp Exempt	KITCHEN WENDELL A

Entrance Information

Date	ID	Entry Code	Source
12/27/13	MJB	6-Occupant Not Home	3-Other
09/08/23	AE	3-Info At Door	1-Owner

Property Notes
CHECK 24 FOR COMPLETION Note Codes:

Situs : 3049 STATE ROUTE 7

Parcel Id: 31-028-00-024-00

LUC: 101

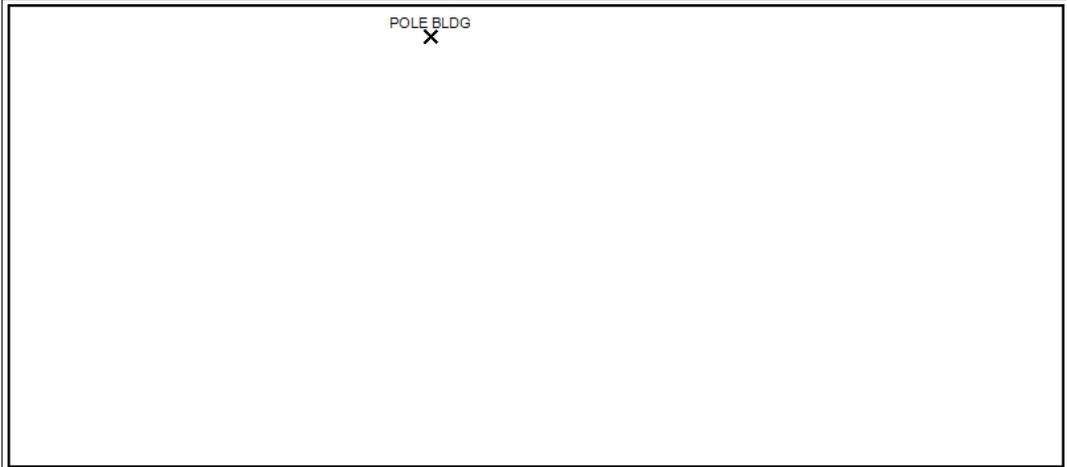
Card: 1 of 2

Tax Year: 2023

Printed: 03/14/24

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	AP1-Pole Bldg	1980		40x60	2,400	C	1		A				10,100
2	RS1-Frame Sh	1111		0x0		C	1		S				
3	AP3-Pole Bldg	2022		20x32	640	D	1		A			100	6,800

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 : 3049 STATE ROUTE 7**Parcel Id: 31-028-00-024-00****LUC: 101****Card: 1 of 2****Tax Year: 2023****Printed: 03/14/24****Comments**

Number	Code	Status	Comment
5	FLD	BP	OLD DWG REMOVED FOR 23, NEW DWG <50% FOR 23, 75% DAY OF VIEWING,CK 24 FOR COMPL
4	OFC	MI	REMOVED FROM CAUV FOR TY 2023
1	FLD	DC	19960613 C#01 - HOUSE IN NEED OF REPAIR,EXT.SIDING,ROOF,AND FOUND.
2	FLD	RV	19960819 C#01 - RECHECK 97 FOR NEW POLE BARN.
3	FLD	RV	20020111 GR C#01 - ADDED POLE BARN FOR REVAL

Situs : 3049 STATE ROUTE 7**Parcel Id: 31-028-00-024-00****LUC: 101****Card: 1 of 2****Tax Year: 2023****Printed: 03/14/24**

PAGE LEFT BLANK INTENTIONALLY

Situs : 3049 STATE ROUTE 7

Map ID: 31-028-00-024-00

LUC: 101

Card: 2 of 2

Tax Year: 2023

Printed: 03/14/24

CURRENT OWNER
SHETLER MAHLON J
SHETLER ESTHER U
3049 STATE ROUTE 7
CONNEAUT OH 44030

CAUV Y
Field Review Flag: D-NEW DWELLING

GENERAL INFORMATION
Routing No. 028-00 024-00
Class A
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12 SEC 26 &27--S W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.5800		0			
A	S	9000	39.4200	25	0	1	-10	103,770
A	H	9000	1.0000	100	0			11,700
								115,470

Total Acres: 41 Legal Acres: 41.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	40,430	115,500	115,500	0	0
Building	5,920	16,900	16,900	0	0
Total	46,350	132,400	132,400	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	88,800	7,800	96,600
2021	88,800	7,800	96,600
2022	88,800	7,800	96,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/25/22	R-2022-005	120,000	DWLG	Check 24 For Completion	Recheck Next Yr

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/18/20	130,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	KITCHEN WENDELL A
01/13/98		2-Land And Building	U-Not Validated		ET-Temp Exempt	KITCHEN WENDELL A

Entrance Information

Date	ID	Entry Code	Source
12/27/13	MJB	6-Occupant Not Home	3-Other
09/08/23	AE	3-Info At Door	1-Owner

Property Notes
CHECK 24 FOR COMPLETION Note Codes:

Situs : 3049 STATE ROUTE 7

Parcel Id: 31-028-00-024-00

LUC: 101

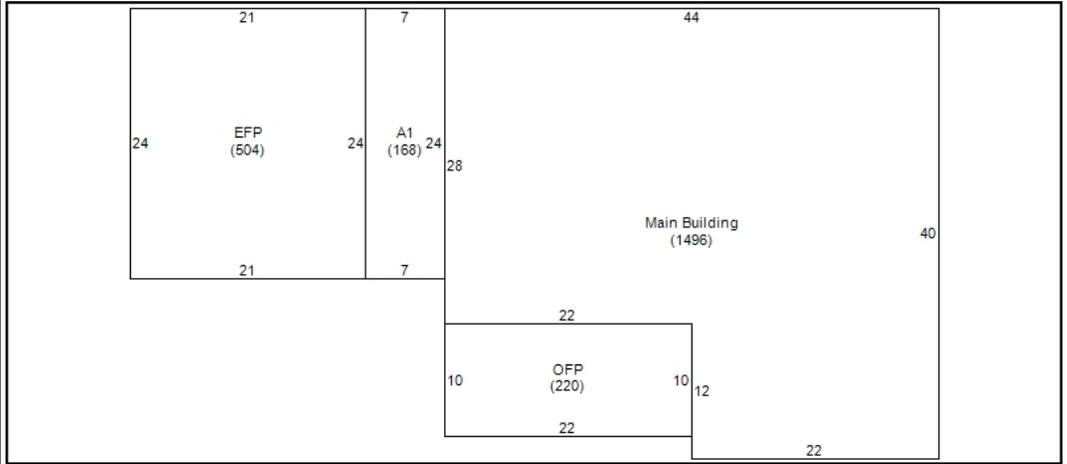
Card: 2 of 2

Tax Year: 2023

Printed: 03/14/24

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms
Story Height 2	Bedrooms 6
Construction 1-Wood/Vinyl	Family Rooms
Style 07-Colonial	Full Baths 1
Year Built 2022	Half Baths
Eff Year Built	Add. Fixtures
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional 85
% Good Ovr	Economic
% Complete 0	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,496						
1	SLB	1SF			168						7,700
2		EFP			504						18,400
3		OFF			220						4,400

Dwelling Computations

Base Price	148,980	% Good	95
Plumbing	1,300	Market Adj	
Basement	8,410	Functional	85
Heating	-7,530	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	151,160	Additions	24,700
Ground Floor Area	1,496	Dwelling Value	
Total Living Area	3,160		

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 : 3049 STATE ROUTE 7**Parcel Id: 31-028-00-024-00****LUC: 101****Card: 2 of 2****Tax Year: 2023****Printed: 03/14/24****Comments**

Number	Code	Status	Comment
5	FLD	BP	OLD DWG REMOVED FOR 23, NEW DWG <50% FOR 23, 75% DAY OF VIEWING,CK 24 FOR COMPL
4	OFC	MI	REMOVED FROM CAUV FOR TY 2023
1	FLD	DC	19960613 C#01 - HOUSE IN NEED OF REPAIR,EXT.SIDING,ROOF,AND FOUND.
2	FLD	RV	19960819 C#01 - RECHECK 97 FOR NEW POLE BARN.
3	FLD	RV	20020111 GR C#01 - ADDED POLE BARN FOR REVAL

Situs : 3049 STATE ROUTE 7

Parcel Id: 31-028-00-024-00

LUC: 101

Card: 2 of 2

Tax Year: 2023

Printed: 03/14/24

PAGE LEFT BLANK INTENTIONALLY