

**Situs : 4112 WHEELER CREEK RD**

**Map ID: 17-010-00-002-01**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/19/24**

**CURRENT OWNER**  
CASH LEE R  
HENNING-CASH RACHEL A  
4112 WHEELER CREEK RD  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No.  
Class A  
Living Units  
Neighborhood 70300  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:**  
**Legal Descriptions:**  
SEC 3--13 N  
**Addl. Tieback:**

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4723		0			
A	H	12500	1.0000	100	0			16,250
A	S	12500	7.5117	48	0	5	-15	49,800
								66,050

Total Acres: 8.984      Legal Acres: 8.98      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	23,140	66,100	66,100	0	0
<b>Building</b>	47,180	134,800	134,800	0	0
<b>Total</b>	70,320	200,900	200,900	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	50,800	99,900	150,700
2021	50,800	99,900	150,700
2022	50,800	99,900	150,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/19/19		2-Land And Building	M-Sale Involving Multiple Parcels		QC-Quit Claim	CASH LEE R
01/28/19	116,600	2-Land And Building	N-Not Open Market / Not Arm'S Leng	676/378	WD-Warranty Deed	MILLER DAN A

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

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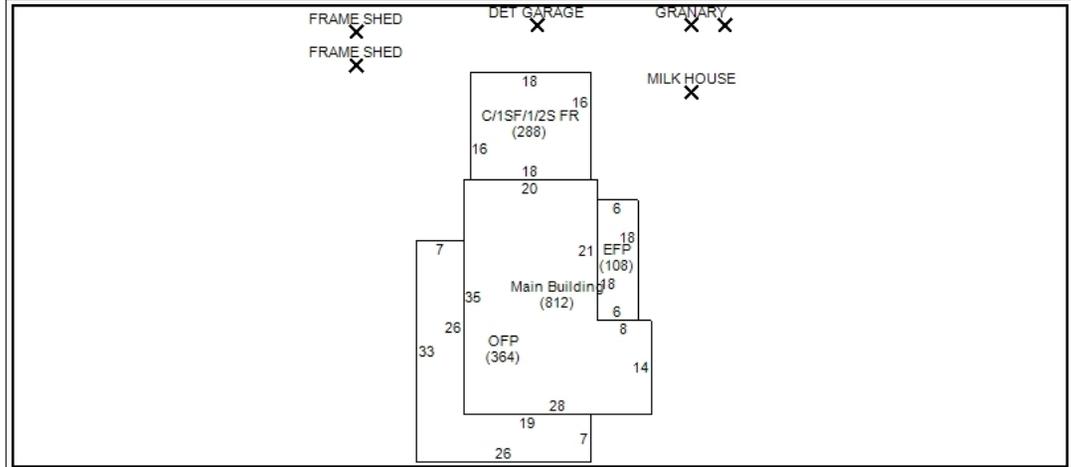
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1850	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<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> 0-None	<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> 3	<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	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<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					812						
1			OFF		364						7,600
2	CSP	1SF	HSF		288						21,900
3			EFP		108						4,200

**Dwelling Computations**

<b>Base Price</b>	103,120	<b>% Good</b>	50
<b>Plumbing</b>	4,200	<b>Market Adj</b>	
<b>Basement</b>	15,780	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	127,300	<b>Additions</b>	16,900
<b>Ground Floor Area</b>	812	<b>Dwelling Value</b>	116,170
<b>Total Living Area</b>	2,056		
<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	1980		24x24	576	C	1		A				10,000
2	AB2-Flat Barn	1950		31x42	1,302	C	1		A				7,400
3	AR1-Granary	1956		14x20	280	C	1		S				400
4	AM1-Milk Hous	1962		9x10	90	C	1		S				200
5	RS1-Frame Shr	1970		14x14	196	C	1		S				300
6	RS1-Frame Shr	1970		14x18	252	C	1		S				300

**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	CP	ADDED 17-010-00-001-03 TOTAL 8.984 AC CONV#5056 12-19-19
1	OFC	NS	SPLIT FROM 17-010-00-002-00 CONV 300 1/28/2019

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