

Situs : 2398 PLUM CREEK DR

Map ID: 65-013-10-025-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/20/24

CURRENT OWNER
REINHARD ROBERT W
2398 PLUM CREEK
ROAMING SHORES OH 44084

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-10 025-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
2398 & 2399 ROAMING ROCKNO 13

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0			131,300
								131,300

Total Acres: .6979 Legal Acres: 0.62 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	45,960	131,300	131,300	0	0
Building	93,210	266,300	266,300	0	0
Total	139,170	397,600	397,600	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	101,000	177,600	278,600
2021	101,000	177,600	278,600
2022	101,000	177,600	278,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
03/19/14	WPW	6-Occupant Not Home	3-Other
11/14/18	MJB	3-Info At Door	1-Owner

Property Notes
Note Codes:

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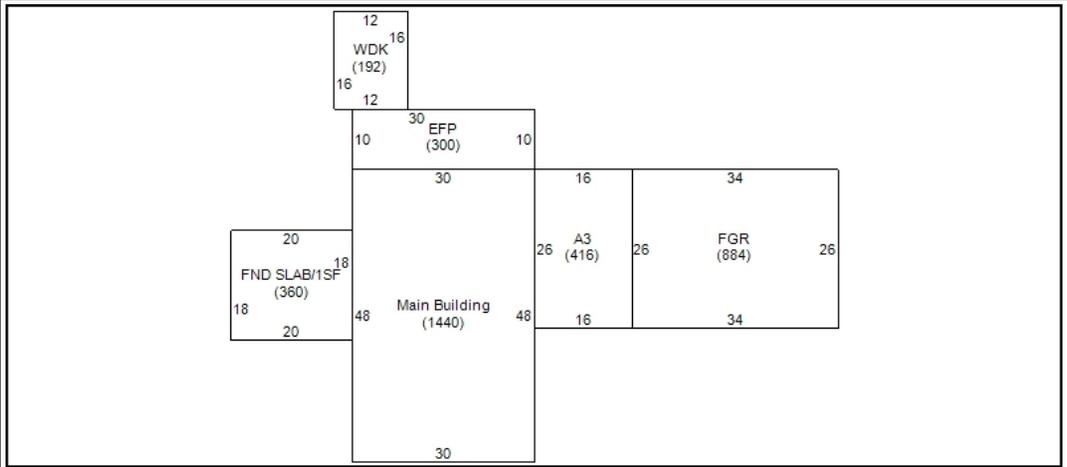
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1990	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1998	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B-1	Cost & Design 10
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
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					1,440						
1		EFP			300						14,600
2	SLB	1SF			360						21,900
3	SLB	1SF			416						25,300
4		FGR			884						24,500
5		PAT			730						3,200
7		WDK			192						2,800

Dwelling Computations

Base Price	103,600	% Good	80
Plumbing	4,800	Market Adj	
Basement	0	Functional	
Heating	4,720	Economic	100
Attic	0	% Complete	100
Other Features	4,800	C&D Factor	10
		Adj Factor	1.5
Subtotal	117,920	Additions	73,800
Ground Floor Area	1,440	Dwelling Value	266,340
Total Living Area	2,216		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1111		0x0		1	C	1		S			

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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Number	Code	Status	Comment
1	FLD	BP	19990920 JP C#01 - 9/14/99-BP#P970637 FOR ADDN/ALTER-100% 1/1/99.
2	FLD	DC	20020424 JV C#01 - 5/21/01 OFP NOW EFP,ADD SMALL WDDK
3	FLD	RV	20020424 DC C#01 - OWN-ADDN 100% 1/1/02
4	FLD	NC	20031107 JP C#01 - 11-6-03: WAS COMPLETE 1-1-02 PER JOE. NVC'03 REFILE

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