

**Situs : 8392 RIDGE (OLD SALT) RD**

**Map ID: 60-019-00-013-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/22/24**

**CURRENT OWNER**  
MCGUINESS THOMAS C  
MCGUINESS SIMONE  
8392 RIDGE ROAD  
WILLIAMSFIELD OH 44093  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 019-00 013-00  
Class A  
Living Units 1  
Neighborhood 10000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 19--M  
CAUV # 1454

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6280		0			
A	S	9500	73.6860	25	0	5	-15	193,380
A	H	9500	1.0000	100	0			12,350
								205,730

Total Acres: 75.314      Legal Acres: 75.31      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	22,360	205,700	205,700	0	0
<b>Building</b>	89,430	255,500	255,500	0	0
<b>Total</b>	111,790	461,200	461,200	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	158,300	182,800	341,100
2021	158,300	182,800	341,100
2022	158,300	182,800	341,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/26/14			R-Related Individuals Or Corporation:	562/ 1105	ET-Temp Exempt	MCGUINESS THOMAS C
03/26/14			R-Related Individuals Or Corporation:		ET-Temp Exempt	MCGUINESS THOMAS C

**Entrance Information**

Date	ID	Entry Code	Source
03/07/14	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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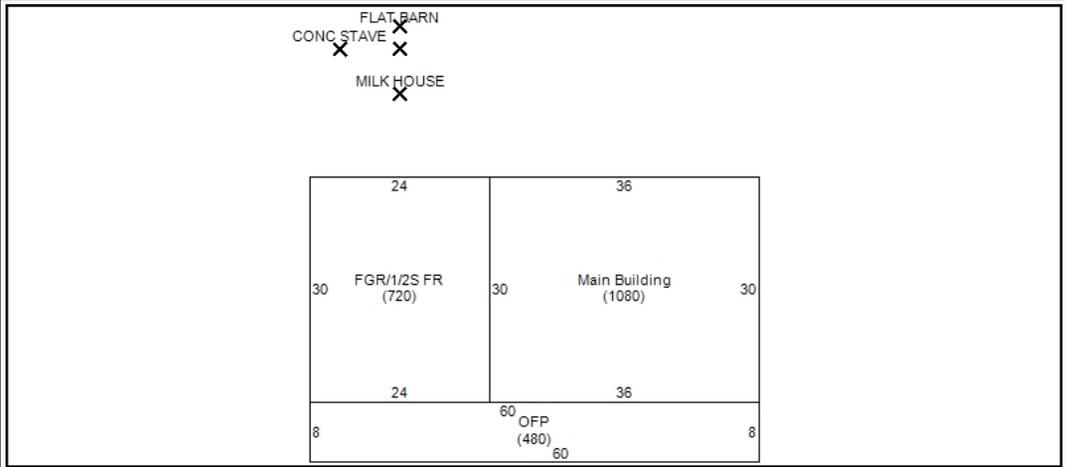
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 8
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1.5	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 2
<b>Year Built</b> 2001	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<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> 4-Heat Pump	<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+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<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					1,080						
1		FGR	HSF		720						35,200
2		OFF			480						10,600

**Dwelling Computations**

<b>Base Price</b>	115,160	<b>% Good</b>	80
<b>Plumbing</b>	8,800	<b>Market Adj</b>	
<b>Basement</b>	20,010	<b>Functional</b>	
<b>Heating</b>	5,240	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	153,610	<b>Additions</b>	36,700
<b>Ground Floor Area</b>	1,080	<b>Dwelling Value</b>	235,730
<b>Total Living Area</b>	1,980		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1950		40x25	1,000	C	1		A				6,400
2	AL1-1s Lean Tc	1950		10x40	400		1		A				500
3	AM1-Milk Hous	1950		12x22	264	C	1		F				1,300
4	AS1-Conc Stav	1950		14x38	532	C	1		F				1,100
5	AP1-Pole Bldg	2007		24x30	720	C	1		A				9,400
6	AL1-1s Lean Tc	2007		10x30	300	C	1		A				1,100

**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>
5	OFC	NS	SPLIT 0.314 TO PARCEL 60-019-00-013-01 MARCH 26-14
4	OFC	CP	ADDED SPLIT FROM PARCEL 60-019-00-013-01 MARCH 26-14
1	FLD	RV	20020417 DC C#01 - OLD DWG RAZED FOR 1/1/02 NEW DWG 70% 1/1/02 CK 03 FOR COMPL
2	OFC	HI	20030122 DC C#01 - ADJUST DEPR (OBSOL) FOR 1-1-02, DWG 60% - RECHECK 2003
3	FLD	NC	20030912 KO C#01 - 6-23-03:DWG 100% 1-1-03. CHG 'B' TO 1/2SFR/FG

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