

**Situs : 6012 DEPOT RD**

**Map ID: 48-007-00-016-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/27/24**

**CURRENT OWNER**  
MILLER AARON  
14380 OLD STATE ROAD  
MIDDLEFIELD OH 44062  
  
CAUV Y  
Field Review Flag: O-NEW OTHER BUILDING

**GENERAL INFORMATION**  
Routing No. 007-00 016-00  
Class A  
Living Units 1  
Neighborhood 68500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 12--17

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12000	1.0000	100	0			15,600
A	0	0	1.1443		0			
A	S	12000	17.2736	32	0	1	-15	73,300
								88,900

Total Acres: 19.4179      Legal Acres: 19.42      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	31,120	88,900	88,900	0	0
<b>Building</b>	19,600	56,000	56,000	0	0
<b>Total</b>	50,720	144,900	144,900	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	96,300		96,300
2021	59,700		59,700
2022	59,700		59,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
10/10/23	N/A		CABIN		Recheck Next Year
10/04/22	R2022-0087			Electrical Permit	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/23/22	320,000	1-Land Only	Z-Validated Multiple Parcels		GW-General Warranty	MILLER DANIEL D
11/19/19	150,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		SV-Survivorship	HEMLOCK HOLDINGS LLC
06/24/19	480,000	2-Land And Building	M-Sale Involving Multiple Parcels	685/1209	GW-General Warranty	SAYBROOK BUSINESS PARK
05/22/98		1-Land Only	U-Not Validated		ET-Temp Exempt	SAYBROOK INVESTMENT

**Entrance Information**

Date	ID	Entry Code	Source
01/13/14	DAA	6-Occupant Not Home	3-Other
09/29/23	CC	6-Occupant Not Home	3-Other

**Property Notes**  
CABIN & BARN 50% 1-1-23 100% 1-1-24  
CK 24 FOR CF IN BARN  
  
Note Codes:  
AN-Appraiser'S Note

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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> 15-Log Home	<b>Full Baths</b> 1
<b>Year Built</b> 2022	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b>	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b> 2-Same	<b>Prefab Fireplace</b>
<b>Well / Septic</b>	<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-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b> 50	<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					768						
1			PAT		336						1,100
2			OFF		240						4,500

**Dwelling Computations**

<b>Base Price</b>	52,890	<b>% Good</b>	97
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	5,060	<b>Functional</b>	
<b>Heating</b>	2,410	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	50
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	61,660	<b>Additions</b>	5,500
<b>Ground Floor Area</b>	768	<b>Dwelling Value</b>	45,750
<b>Total Living Area</b>	768		

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	2022		30x40	1,200	C	1		A	A		50	8,500
2	RC2-Canopy	2022		10x40	400	C	1		A	A		50	1,700

**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>
7	OFC	MI	APPLIED FOR CAUV FOR TY 2024
6	FLD	NC	9/29/23 CC CABIN & BARN 50% 1-1-23 EST 100% NOW - RE CK 24 FOR CF IN BARN
5	OFC		ADDRESS 6012 DEPOT RD PER PLANNING 8/17/22
4	OFC	NS	NEW SPLIT 20.0088 AC TO 48-007-00-016-01 BAL. 19.4179 AC CONV# 1400 4-9-21
3	FLD	RV	REV 2020 LAND HAS BEEN TIMBERED
2	OFC	RV	SALE INCL PLC 480070001400,017-00,017-04,480080002000,480150003700,480160000900
1	OFC	SS	NEW SURVEY FROM 40 AC TO 39.4267 AC 9/23/19

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