

**Situs : 7256 LAKE (SR 531) RD W**

**Map ID: 48-005-00-043-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

CURRENT OWNER
CAMPBELL GERALDINE
CAUV Field Review Flag:

GENERAL INFORMATION	
Routing No.	005-00 043-00
Class	Residential
Living Units	1
Neighborhood	68303
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> T 13 SEC 3 W	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	32000	.3730	169	0	V	35	35,400
A	0	0	.0170		0			
								35,400
Total Acres: .39		Legal Acres: 0.39		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	12,390	35,400	35,400	0	0
<b>Building</b>	32,100	91,700	91,700	0	0
<b>Total</b>	44,490	127,100	127,100	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	27,200	70,500	97,700
2021	27,200	70,500	97,700
2022	27,200	70,500	97,700

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/14/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	CAMPBELL GERALDINE M

Entrance Information			
Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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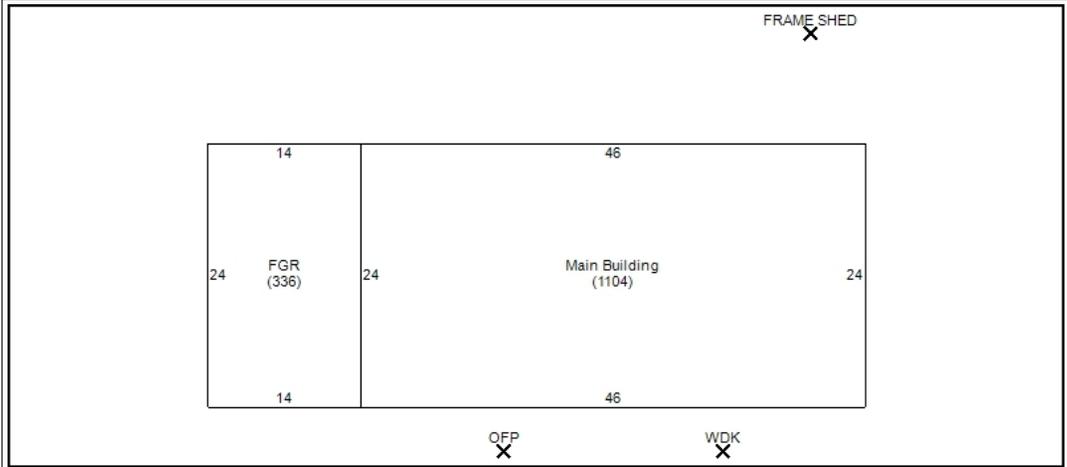
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1958	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1970	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<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> 2	<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> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.3
<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					1,104						
1			FGR		336						7,000
3			OFF		40						800
4			WDK		100						1,100

**Dwelling Computations**

<b>Base Price</b>	70,940	<b>% Good</b>	65
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	18,370	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.3
<b>Subtotal</b>	90,610	<b>Additions</b>	5,800
<b>Ground Floor Area</b>	1,104	<b>Dwelling Value</b>	90,860
<b>Total Living Area</b>	1,104		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1986		18x22	396	E	1		F				800

**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**

Number	Code	Status	Comment
2	OFC	MI	EASEMENTS ONLY TO THE OHIO DEPT OF TRANSPORTATION CONV 823 3/14/2013
1	FLD	RV	19960827 C#01 - HAS LAKE VIEW

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