

Situs : 6261 US ROUTE 322

Map ID: 61-012-00-023-00

LUC: 101

Card: 1 of 3

Tax Year: 2023

Printed: 04/04/24

CURRENT OWNER
GOSHORN TAMARA L
GOSHORN CHRISTOPHER J
6261 ST RT 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 023-00
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 8--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12500	1.0000	100	0			16,250
A	0	0	.2066		0			
A	S	12500	4.0784	58	0	1	-35	24,990
								41,240

Total Acres: 5.285 Legal Acres: 5.29 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,420	41,200	41,200	0	0
Building	57,930	165,500	165,500	0	0
Total	72,350	206,700	206,700	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	31,700	72,500	104,200
2021	31,700	118,200	149,900
2022	31,700	118,200	149,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/26/19	R20190062	130,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/22/19		2-Land And Building	U-Not Validated		QC-Quit Claim	GOSHORN TAMARA L
11/24/10			N-Not Open Market / Not Arm'S Leng		QC-Quit Claim	GOSHORN TAMARA L
11/24/10	134,500		U-Not Validated		FD-Fiduciary Deed	RICKETT ELEANOR

Entrance Information

Date	ID	Entry Code	Source
02/27/14	MJB	6-Occupant Not Home	3-Other
10/02/19	MJR	6-Occupant Not Home	3-Other
10/19/20	MJR	3-Info At Door	1-Owner

Property Notes
Note Codes:

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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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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Comments

Number	Code	Status	Comment
10	FLD		DWG 100% 1-1-21.
9	FLD		DWG 50% 1-1-20 (100%NOW); RECK 2021.
8	FLD		RECHECK 2020 FOR DEMO OF OLD DWG AND PICK UP NEW DWG JUST STARTED
7	OFC	MI	ADDR 6261 US RT 322 PER PLANNING
6	OFC	NS	SPLIT OUT 10.696 TO PARCEL 61-012-00-023-01 CONV 1772 5/22/2019
5	OFC	CP	DELETED PARCEL 61-012-00-025-00 CONV 4133 NOV 24 2010
1	FLD	DC	19951220 C#01 - DWG IS VAC.
2	FLD	DC	19951220 C#01 - ADD'L FIX = SINK.
3	FLD	RV	20080418 CG C#01 - 4/8/08 DWLG IS VAC & WINDOWS BOARDED
4	FLD	RV	20080418 CG C#02 - 4/8/08 DWLG APPEARS VAC

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