

**Situs : 3415 STATE ROUTE 534**

**Map ID: 57-024-00-008-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/03/25**

**CURRENT OWNER**  
KOVACIC PAMELA O  
3415 STATE ROUTE 534  
ROCK CREEK OH 44084  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 024-00 008-00  
Class A  
Living Units 1  
Neighborhood 45000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 1--36

**Land Information**

| Type | Cd | Rate  | Size    | Acres | Dpth | Inf Fac | Inf % | Value  |
|------|----|-------|---------|-------|------|---------|-------|--------|
| A    | H  | 12000 | 1.0000  | 100   | 0    |         |       | 15,600 |
| A    | 0  | 0     | .2510   |       | 0    |         |       |        |
| A    | S  | 12000 | 21.4120 | 29    | 0    | 5       | -25   | 72,650 |
|      |    |       |         |       |      |         |       | 88,250 |

Total Acres: 22.663      Legal Acres: 22.66      NBHD Fact: 1.3000

**Assessment Information**

|                 | Assessed | Appraised | Cost    | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| <b>Land</b>     | 30,910   | 88,300    | 88,300  | 0      | 0      |
| <b>Building</b> | 82,010   | 234,300   | 234,300 | 0      | 0      |
| <b>Total</b>    | 112,920  | 322,600   | 322,600 | 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 |
|------|--------|----------|-------------|
| 2021 | 61,000 | 173,500  | 234,500     |
| 2022 | 67,900 | 173,500  | 241,400     |
| 2023 | 88,300 | 234,300  | 322,600     |

**Permit Information**

| Date Issued | Number    | Price  | Purpose | Note                        | Status       |
|-------------|-----------|--------|---------|-----------------------------|--------------|
| 07/13/18    | R20180073 | 35,000 |         | Residential Detached Garage | Close Permit |

**Sales/Ownership History**

| Transfer Date | Price   | Type                | Validity                          | Deed Reference | Deed Type                  | Grantor          |
|---------------|---------|---------------------|-----------------------------------|----------------|----------------------------|------------------|
| 05/03/22      |         | 2-Land And Building | E-Exempt Conveyance (Sale Price O |                | TD-Trustee Deed            | BAILEY PAMELA    |
| 01/27/22      |         | 2-Land And Building | E-Exempt Conveyance (Sale Price O |                | CT-Certificate Of Transfer | KOVACIC CHRIS    |
| 07/06/07      |         | 2-Land And Building | U-Not Validated                   | 0209/0302      | ET-Temp Exempt             | KOVACIC CHRIS    |
| 07/09/02      | 191,000 | 2-Land And Building | U-Not Validated                   | 0086/1838      | WD-Warranty Deed           | SONNIE WILLIAM A |

**Entrance Information**

| Date     | ID  | Entry Code          | Source  |
|----------|-----|---------------------|---------|
| 02/20/14 | WPW | 6-Occupant Not Home | 3-Other |
| 07/15/19 | MB  | 3-Info At Door      | 1-Owner |

**Property Notes**  
Note Codes:

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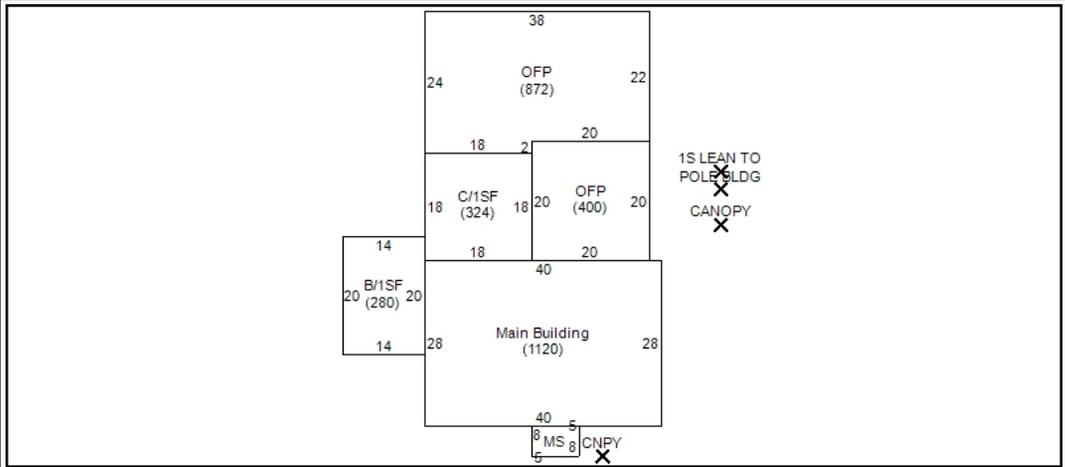
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**Dwelling Information**

|  |                            |
|--|----------------------------|
| <b>Valuation Method</b> D              | <b>Total Rooms</b> 7       |
| <b>Override Model</b>                  | <b>Dining Rooms</b> 0      |
| <b>Story Height</b> 1.5                | <b>Bedrooms</b> 3          |
| <b>Construction</b> 1-Wood/Vinyl       | <b>Family Rooms</b> 1      |
| <b>Style</b> 05-Old Style              | <b>Full Baths</b> 2        |
| <b>Year Built</b> 1958                 | <b>Half Baths</b> 0        |
| <b>Eff Year Built</b> 1975             | <b>Addl. Fixtures</b> 0    |
| <b>Year Remodeled</b>                  | <b>Total Fixtures</b> 9    |
| <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> 1       |
| <b>Attic</b> 0-None                    | <b>WBFP Openings</b> 1     |
| <b>Phy. Condition</b> G-Good 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                         | <b>Cost &amp; Design</b> 0 |
| <b>CDU</b> GD-GOOD                     | <b>Functional</b>          |
| <b>% Good Ovr</b>                      | <b>Economic</b> 100        |
| <b>% Complete</b> 100                  | <b>NBHD Fact</b> 1.35      |
| <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    |     |     |     |     | 1,120 |        |        |       |       |     |        |
| 1    |     | MS  |     |     | 40    |        |        |       |       |     | 500    |
| 2    | BSM | 1SF |     |     | 280   |        |        |       |       |     | 16,900 |
| 4    | CSP | 1SF |     |     | 324   |        |        |       |       |     | 17,000 |
| 5    |     | OFF |     |     | 400   |        |        |       |       |     | 8,400  |
| 6    |     | OFF |     |     | 872   |        |        |       |       |     | 18,300 |
| 8    |     | CNP |     |     | 100   |        |        |       |       |     | 700    |

**Dwelling Computations**

|                          |         |                       |         |
|--------------------------|---------|-----------------------|---------|
| <b>Base Price</b>        | 112,390 | <b>% Good</b>         | 70      |
| <b>Plumbing</b>          | 5,600   | <b>Market Adj</b>     |         |
| <b>Basement</b>          | 19,530  | <b>Functional</b>     |         |
| <b>Heating</b>           | 0       | <b>Economic</b>       | 100     |
| <b>Attic</b>             | 0       | <b>% Complete</b>     | 100     |
| <b>Other Features</b>    | 4,200   | <b>C&amp;D Factor</b> |         |
|                          |         | <b>Adj Factor</b>     | 1.35    |
| <b>Subtotal</b>          | 141,720 | <b>Additions</b>      | 43,300  |
| <b>Ground Floor Area</b> | 1,120   | <b>Dwelling Value</b> | 202,760 |
| <b>Total Living Area</b> | 2,284   |                       |         |

Dwelling Notes

**Outbuilding Data**

| Ln | Code/Desc      | Yr Blt | Eff Yr | Size  | Area  | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value  |
|----|----------------|--------|--------|-------|-------|----|-----|-------|----|----|----|-------|--------|
| 2  | AP2-Pole Bldg  | 1982   |        | 30x40 | 1,200 | C  | 1   | 11    | A  |    |    |       | 8,200  |
| 3  | RC2-Canopy     | 1982   |        | 12x40 | 480   | C  | 1   |       | A  |    |    |       | 1,400  |
| 4  | AL1-1s Lean Tr | 1990   |        | 12x40 | 480   | C  | 1   |       | A  |    |    |       | 1,100  |
| 5  | RG1-Det Garag  | 2018   |        | 24x32 | 768   | C  | 1   |       | A  |    |    | 100   | 19,300 |
| 6  | SH7-Shelter    | 2018   |        | 12x16 | 192   | C  | 1   |       | A  |    |    | 100   | 1,500  |

**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 Blding Values**

|                         |                            |
|-------------------------|----------------------------|
| <b>Misc Building No</b> | <b>Misc Adjusted Value</b> |
| <b>Gross Building:</b>  |                            |

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**Comments**

| Number | Code | Status | Comment   |
|--------|------|--------|---|
| 7      | OFC  | SS     | NEW SURVEY FROM 17.246AC TO 22.663AC CONV#1721 5/3/22                           |
| 5      | FLD  |        | OLD DET.GAR RAZED, NEW DET.GAR AND SH7 100% 1-1-19. ALSO PICKED UP OMITTED REAR |
| 6      | FLD  |        | CWL/1SF ADDN, OFP, PAT AND FROM CNP ON DWG 1-1-19.                              |
| 1      | FLD  | DC     | 19960401 C#01 - BARN HAS LOFT.  |
| 2      | FLD  | RV     | 19960828 C#01 - 14.256 AC FORESTRY=4500X35=1530X90=1380.                        |
| 3      | FLD  | RV     | 20020403 GR C#01 - CORRECTED COST FACTOR FOR REVAL 1/1/02                       |
| 4      | OFC  | LC     | 20021004 C#01 - REMOVE FORESTLAND NEW OWNER MUST REAPPLY                        |

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