

Situs : 6825 US ROUTE 322

Map ID: 61-011-00-005-01

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/06/25

CURRENT OWNER
HIRSH JUSTIN
5617 US ROUTE 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 011-00 005-01
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 10--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2600		0			
A	S	12500	20.9470	29	0	1	-25	74,030
A	H	12500	1.0000	100	0			16,250
								90,280

Total Acres: 22.207 Legal Acres: 22.21 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	31,610	90,300	90,300	0	0
Building	86,660	247,600	247,600	0	0
Total	118,270	337,900	337,900	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
2021	69,500	120,100	189,600
2022	69,500	120,100	189,600
2023	90,300	168,100	258,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/13/23	R-2023-005	30,000	ADDN		Close Permit
05/31/16	16-00426	100,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/01/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	605/ 1161	WD-Warranty Deed	HIRSH JUSTIN
05/22/15	96,000	2-Land And Building	U-Not Validated	588/ 85	WD-Warranty Deed	JONATH ROBERT
08/31/12			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	MOTIL WILLIAM G

Entrance Information

Date	ID	Entry Code	Source
02/27/14	MJB	6-Occupant Not Home	3-Other
06/27/17	KJ	6-Occupant Not Home	3-Other
06/29/18	KJ	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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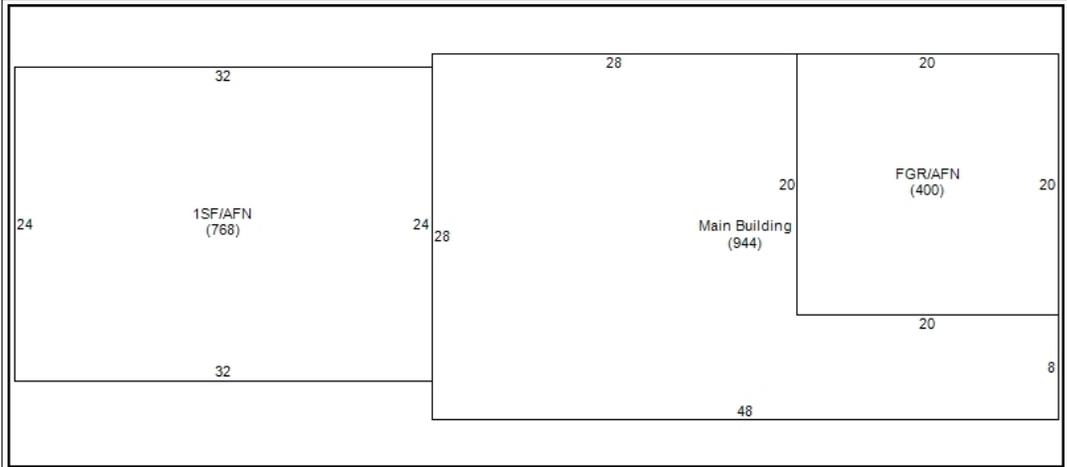
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Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 2016	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled 2023	Total Fixtures 8
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 4-Attic Fully Finished	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					944						
1		FGR	AFN		400						14,300
2		1SF	AFN		768	2023					47,500

Dwelling Computations

Base Price	67,160	% Good	97
Plumbing	4,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	16,130	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	87,490	Additions	60,000
Ground Floor Area	944	Dwelling Value	217,770
Total Living Area	2,557		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2017		32x40	1,280	D	1		A			100	25,600
2	CP6-Canopy	2017		10x40	400	D	1		A			100	4,200

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
7	OFC		PER OWNER, ONLY 2 BDRMS, NVC. MAY BE FILING BOR FOR SQFTG DISCREPANCY.
6	FLD		DWG ADDN 100% 1-1-24.
5	FLD	BP	DWG AND OBYS 100% 1-1-18.
4	OFC	NC	REVIEW OF DATA & PHOTO, CHANGE EXTERIOR TO VINYL & ADD FINISHED ATTIC
3	FLD	NC	DWG 50% 1-1-17 (80%NOW); RECK 2018.
2	OFC	CP	ADDED RESIDUAL OF 61-011-00-005-00 CONV#313 2-1-16
1	OFC	SS	NEW SURVEY UPDATE FROM 12.50 TO 10.311 CONV 1726 5/22/2015

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