

Situs : 1260 HARPER VALLEY LN

Map ID: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
RABENOLD ALAN JR
311 PARKWAY DR
MADISON OH 44057

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-20 009-00
Class Residential
Living Units 1
Neighborhood 47702
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SUB LOT 9
HARPER VALLEY PRESERVE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	30000	1.5630	74	0	6	-10	40,600
A	H	30000	1.0000	100	0			39,000
								79,600

Total Acres: 2.563 Legal Acres: 2.56 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,860	79,600	79,600	0	0
Building	147,140	420,400	420,400	0	0
Total	175,000	500,000	500,000	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	51,200		51,200
2022	51,200		51,200
2023	79,600	294,300	373,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/28/22	R-2022-002	550,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/12/22	82,900	1-Land Only	0-Validated Sale		WD-Warranty Deed	FOX DAWN M
04/13/07	73,900	1-Land Only	U-Not Validated	0110/0494	WD-Warranty Deed	HARPER VALLEY PRESERVE
08/11/05		1-Land Only	U-Not Validated	0110/0494	ET-Temp Exempt	

Entrance Information

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other
09/15/23	AK	3-Info At Door	1-Owner

Property Notes
NEW DWLG 100% 1-1-23

Note Codes:
AN-Appraiser'S Note

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Comments

Number	Code	Status	Comment
4	FLD	NC	9/15/23 AK NEW DWLG 100% 1-1-23 OWNER
1	OFC	NS	20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 08/11/2005
2	FLD	NC	20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES
3	FLD	NC	20060907 CG C#01 - 9-5-06:SEE RTG#001.

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