

Situs : 7636 CENTER (SR 45) RD W

Map ID: 48-013-00-017-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER
WEAVER JOSEPH L
WEAVER DANNY L ET AL
8928 BUNDYSBURG RD
MIDDLEFIELD OH 44062

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 017-00
Class A
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
31 M
CAUV # 3203

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.0000		0			
A	S	13500	294.8290	25	0	1	-45	711,460
								711,460

Total Acres: 295.829 Legal Acres: 295.83 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	249,030	711,500	711,500	0	0
Building	1,330	3,800	3,800	0	0
Total	250,360	715,300	715,300	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
2022	547,300	2,800	550,100
2023	711,500	3,800	715,300
2024	711,500	3,800	715,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
03/30/18	C20170125	150,000		Cell Tower-New	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/22	112,000	2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim Deed	WEAVER JOSEPH L
04/12/19	530,000	1-Land Only	0-Validated Sale	680/1633	WD-General Warranty Deec	OLD ORCHARDS LLC
10/19/18	63,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		OT-Deed	OLD ORCHARDS LLC
10/21/10			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	DOWNES BRIAN

Entrance Information

Date	ID	Entry Code	Source
01/22/14	DAA	6-Occupant Not Home	3-Other
07/29/19	MB	4-Unoccupied	3-Other
12/13/24	AE	5-Notes	3-Other

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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
1	WA1-Fence Ch	2018		7x292	2,044	C	1		A	A		100	3,800

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	OFC	RV	PICKED UP CB1 AND PR1 PER SKETCH INSPECT
9	FLD		NO NEW CELL BLD, NVC 1-1-20; NO RECK.
8	FLD	BP	CELL TOWER AND FENCING 100% 1-1-19; RECK 2020 FOR UTIL.BLDG.
7	OFC	MI	WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT CONV 4043 10/19/18
3	OFC	CP	DELETE AND ADD PARCELS 480140004900 480210008000 480130000700 480130001200
4	OFC	CP	480130001300 480130001400 480130001500 480130001800 ON 10/21/10 CONVEY # 3757

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