

Situs : 1729 LAFEVER RD

Map ID: 22-008-00-006-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER
MILLER MATTHEW J
6737 GEORGETOWN LANE
MADISON OH 44057

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 006-00
Class A
Living Units 1
Neighborhood 47800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
42 E M & S E

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	15000	1.0000	100	0			19,500
A	0	0	.3324		0			
A	S	15000	17.8288	32	0	1	-10	100,130
								119,630

Total Acres: 19.1612 Legal Acres: 19.16 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,860	119,600	119,600	0	0
Building	83,510	238,600	238,600	0	0
Total	125,370	358,200	358,200	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	81,300		81,300
2023	105,700		105,700
2024	119,600	215,400	335,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/03/23	R-2023-001	325,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/15/21	65,000	2-Land And Building	U-Not Validated		WD-General Warranty Deec	CHESTER JAMIE LYNN
05/07/18		2-Land And Building	E-Exempt Conveyance (Sale Price O	658/ 2418	CT-Certificate Of Transfer	CHESTER RICHARD NELSON
04/07/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	SHIMANDLE SYLVIA
06/30/10			U-Not Validated	0476/2012	ET-Temp Exempt	SHIMANDLE EDWARD

Entrance Information

Date	ID	Entry Code	Source
01/22/14	WPW	6-Occupant Not Home	3-Other
08/12/24	AK	6-Occupant Not Home	3-Other
04/16/25	CG	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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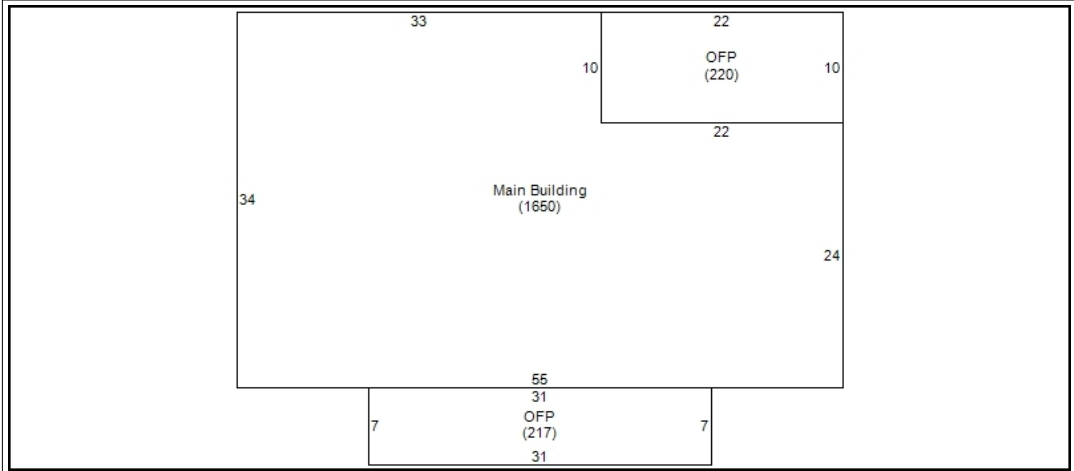
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2023	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	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					1,650						
1		OFF			220						4,600
2		OFF			217						4,600

Dwelling Computations

Base Price	99,590	% Good	97
Plumbing	8,400	Market Adj	
Basement	25,800	Functional	
Heating	4,530	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	138,320	Additions	9,000
Ground Floor Area	1,650	Dwelling Value	215,350
Total Living Area	1,650		

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	2024		24x48	1,152	D	1		A			100	23,200

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
6	FLD	NC	DET GAR 100% 1-1-25
5	FLD	NC	DWLG 100% 1-1-24, CLOSED PERMIT. DET GAR <50% 1-1-24 RECK 25 FOR GAR COMP.
4	FLD		DWG FRAMED AND UNDER ROOF AS OF 12-8-23 AERIAL PHOTO.
3	OFC		ROW PER DENISE
2	OFC	SS	NEW SURVEY 24.98 AC TO 19.1612 AC CONV#2340 6-15-21
1	FLD	RV	20020304 CG C#01 - LIMITED ACCESS DUE TO I-90 & OVERPASS EASEMENT

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