

Situs : 3531 MECHANICSVILLE RD

Map ID: 58-026-00-001-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/04/26

CURRENT OWNER
RICH DORIS
3422 MECHANICSVILLE RD
ROCK CREEK OH 44084

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 026-00 001-00
Class A
Living Units 1
Neighborhood 45000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--32
CAUV # 172

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	2.6400		0			
A	S	12000	75.3600	25	0	5	-10	264,510
A	H	12000	1.0000	100	0			15,600
								280,110

Total Acres: 79 Legal Acres: 79.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,680	280,100	280,100	0	0
Building	13,340	38,100	38,100	0	0
Total	37,020	318,200	318,200	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	215,500	28,200	243,700
2023	280,100	38,100	318,200
2024	280,100	38,100	318,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/24/14		2-Land And Building	R-Related Individuals Or Corporation:		CT-Certificate Of Transfer	RICH HOWARD C

Entrance Information

Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other
03/20/25	AE	5-Notes	3-Other

Property Notes
Note Codes:

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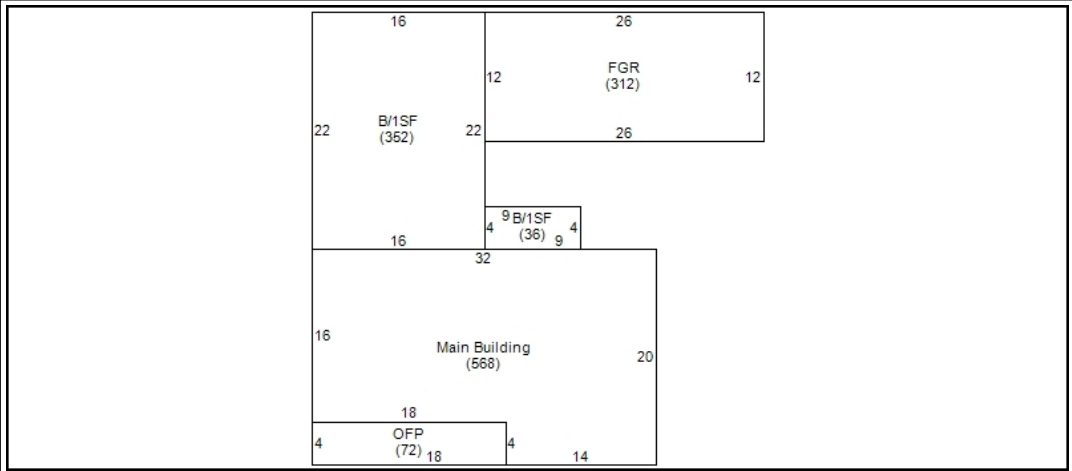
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1850	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor 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 P--POOR -	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					568						
1			OFF		72						1,500
2	BSM	1SF			352						21,300
3	BSM	1SF			36						2,200
4		FGR			312						6,800
5	SLB	1SF	1SF		15						1,200

Dwelling Computations

Base Price	82,890	% Good	20
Plumbing	1,400	Market Adj	
Basement	12,680	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	96,970	Additions	6,600
Ground Floor Area	568		
Total Living Area	1,554	Dwelling Value	38,070

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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
1	OFC	RV	DWG RAZED PER SKETCH INSPECT

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