

Situs : 3056 STANHOPE KELLOGGSVILLE RD

Map ID: 31-030-00-025-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER
HEBAICHI HICHAM
HEBAICHI LYNETTE
426 SACKETT ST
MAUMEE OH 43537

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 030-00 025-00
Class A
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12 SEC 25--2 S E
CAUV # 2387

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6763		0			
A	S	9000	73.3473	25	0	1	-15	182,360
A	H	9000	1.0000	100	0			11,700
								194,060

Total Acres: 75.0236 Legal Acres: 75.02 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	26,100	194,100	194,100	0	0
Building	15,370	43,900	43,900	0	0
Total	41,470	238,000	238,000	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
2022	149,300	31,400	180,700
2023	194,100	43,900	238,000
2024	194,100	43,900	238,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/17/26	REHAB?		REHAB	See Notes	Open Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/04/20	180,000	2-Land And Building	U-Not Validated		SV-Survivorship Deed	JONES BRENDA
12/04/20	33,333		R-Related Individuals Or Corporation:		QC-Quit Claim Deed	JONES BRENDA
12/18/18		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	GREENE PATRICIA ETAL
12/05/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	650/ 86	CT-Certificate Of Transfer	GREENE SARAH

Entrance Information

Date	ID	Entry Code	Source
12/16/13	MJB	6-Occupant Not Home	3-Other
12/30/13	MJB	6-Occupant Not Home	3-Other
02/13/26	MMC	7-Vacant	3-Other

Property Notes
Note Codes:

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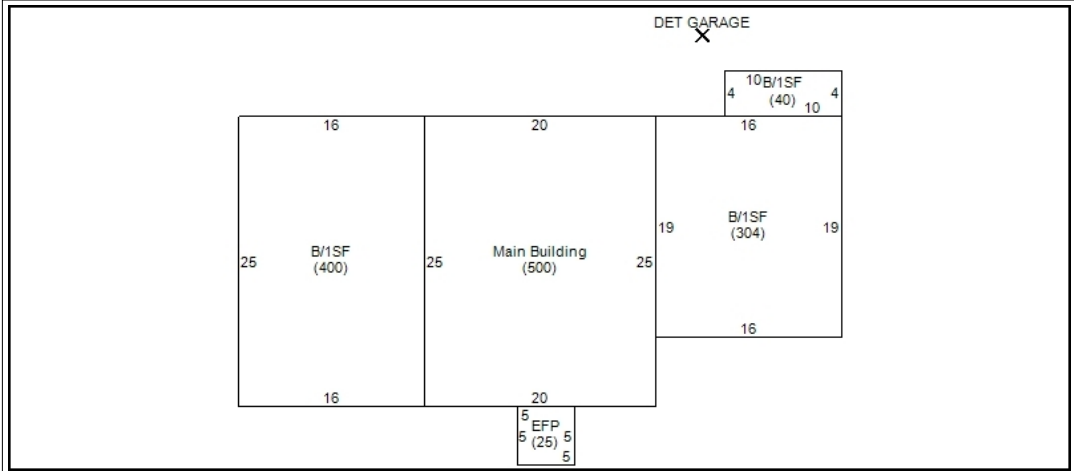
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1870	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 1
Attic 0-None	WBFP Openings 1
Phy. Condition F-Fair 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 D+1	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% 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					500						
1	BSM	1SF			400						20,500
2	BSM	1SF			304						15,600
3	BSM	1SF			40						2,100
4		EFP			25						800

Dwelling Computations

Base Price	38,660	% Good	30
Plumbing	1,200	Market Adj	
Basement	10,010	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	3,600	C&D Factor	
		Adj Factor	1.4
Subtotal	53,470	Additions	11,700
Ground Floor Area	500		
Total Living Area	1,244	Dwelling Value	43,470

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	1940		18x22	396	C	1		S				400

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
3	FLD		FIELDCHECK FOR AFFID OF DEST RECEIVED 2-5-26 (UNTIMELY). NO CHANGES CAN BE MADE
4	FLD		TO 1-1-25 EXCEPT THROUGH BOR. AT TIME OF FIELDCHECK ON 2-13-26 DWG IS VACANT,
5	FLD		SAGGING ROOF LINES, NEW ONE NEEDED (ALL SHINGLES MISSING ON REAR OF DWELLING),
6	FLD		BROKEN OUT WINDOWS AND OPEN DOORS. OWNER INDICATED BREAK-INS AND THEFT FROM FALL
7	FLD		OF 2024 THROUGH 2025. NOTIFIED OWNER VIA MAIL THEY CAN FILE BOR FOR 1-1-25, NVC
8	FLD		WITH AFFD.OF DESTRUCTION FOR 1-1-25. ADJUST DWG COND TO POOR FOR 1-1-26. RECK
9	FLD		2027 FOR REHAB.
2	OFC	SS	NEW SURVEY 75 AC TO 75.0236 AC CONV#4825 12-18-18
1	FLD	RV	12-16-13 MJB-MFG HOME REMOVED.

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