

Situs : 5261 E MAPLE AVE

Map ID: 17-016-00-001-00

LUC: 511

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER
GREENE LONNIE
MCGRODER VANESSA
5261 EAST MAPLE AVE
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 016-00 001-00
Class Residential
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--6 E M

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0780		0			
A	S	14500	5.8500	54	0	5	-25	44,660
A	H	14500	1.0000	100	0			18,850
								63,510

Total Acres: 6.928 Legal Acres: 6.93 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	22,230	63,500	63,500	0	0
Building	109,760	313,600	313,600	0	0
Total	131,990	377,100	377,100	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	48,900	232,300	281,200
2023	63,500	313,600	377,100
2024	63,500	313,600	377,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/17/19	315,000	2-Land And Building	0-Validated Sale		WD-General Warranty Deec	FISHER LINDA A TRUSTEE
11/01/17	281,075	2-Land And Building	0-Validated Sale	647/2065	WD-General Warranty Deec	TAGGART WESLEY D

Entrance Information

Date	ID	Entry Code	Source
01/14/14	WPW	6-Occupant Not Home	3-Other
07/20/18	MB	3-Info At Door	1-Owner
05/04/20	MJR	6-Occupant Not Home	3-Other

Property Notes
SALE 11/17 \$281K, REMODELED. FIELD VISIT Note Codes:

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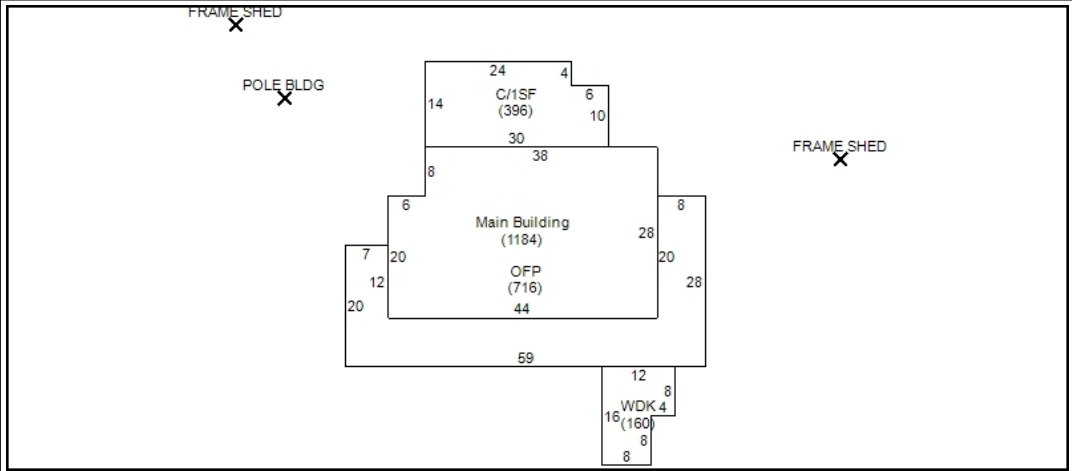
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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 05-Old Style	Full Baths 2
Year Built 1860	Half Baths 0
Eff Year Built 2000	Addl. Fixtures 0
Year Remodeled 2018	Total Fixtures 9
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 E-Very Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B-1	Cost & Design 0
CDU VG-VERY GOOD	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					1,184						
1			WDK		160						2,100
2		CSP	1SF		396						24,000
3			OFF		716						17,300
4			OFF		24						600

Dwelling Computations

Base Price	152,620	% Good	95
Plumbing	6,400	Market Adj	
Basement	23,350	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,800	C&D Factor	
		Adj Factor	1.35
Subtotal	187,170	Additions	41,800
Ground Floor Area	1,184	Dwelling Value	306,770
Total Living Area	2,764		

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Shr	1980		12x24	288	C	1		A				1,200
2	AP1-Pole Bldg	1956		28x72	2,016	C	1		A				5,600
4	RS1-Frame Shr	1111		0x0		C	1		S				

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	PROPERTY LAST LISTED FOR SALE IN 2025, MLS 5103163, LP \$450,000, EXP 8/28/2025
9	OFC	RV	ADDED OFP TO SKETCH PER SKETCH INSPECT
8	FLD	RV	REV 2020 BUYER PAID CLOSING COST OF \$5,000
7	OFC	SS	NEW SURVEY UPDATE FROM 6.75 TO 6.928 CONV 2601 7/17/2019
5	FLD	MI	DWG COMPL UPDATED THROUGHOUT, CHG CDU TO VG 1-1-18. PER OWNER,
6	FLD	MI	MOST REHAB WAS DONE IN LATE 90'S.
4	OFC	DC	QUALITY CHECK, 11/17 SALE \$281K,
1	FLD	RV	19960821 C#01 - RENOVATIONS UNDERWAY CK. 1997.
2	FLD	RV	19970310 JP C#01 - RENOVATIONS=NCV 1/1/97
3	FLD	BP	20010430 C#01 - 3/23/01 ADDN 100% FOR 1/1/01

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