

FILED

Tax year 2022 BOR no. 2022-007  
 County Sandusky Date received 1/30/22

DTE 1  
Rev. 12/22

JAN 30 2023

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.

AUDITOR  
SANDUSKY COUNTY  
FREMONT OHIO

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint  Counter complaint  
 Notices will be sent only to those named below.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property		Gary & Dawn Hoepf	4600 North State Route 19 Republic, OH 44867
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		(419)639-3378 hoepf46@gmail.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
01-29-00-0021-04		2499 County Road 270 Bellevue OH 44811	
7. Principal use of property <u>rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
01-29-00-0021-04	\$56,500	\$91,800	\$35,300
9. The requested change in value is justified for the following reasons: <small>The taxes have increased over 85% in 5 years with no improvements with the exception of the roof (prerof tax value \$32,000 post roof tax value \$49,600). Our property is listed as remodeled on the tax bill, it has not been. This is a rental property and as with many rentals, our renters have not always been able to pay the rent or been good to our property as it shows much signs of wear from them and is not sensible to improve or upgrade, just repair when needed. I have attached two properties which were sold in 2022, in the area with greater square footage plus other extras and sold at a much lesser value than our 2022 tax appraisal. I have also attached two tax bills from area properties that show what I find as typical tax increases of 5.5% and 5.6%. Ours has increased by 85.1%. If we were to put our property on the market to sell we would need to do much upgrading in order to reach the tax appraisal amount.</small>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
 and sale price \$ \_\_\_\_\_ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 01/30/23 Complainant or agent (printed) Dawn Stumpf Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Dawn Stumpf

Sworn to and signed in my presence, this 30 day of JANUARY 2023  
(Date) (Month) (Year)

Notary Brenda A. Betz



BRENDA A BETZ  
Notary Public  
State of Ohio  
My Comm. Expires  
November 28, 2027



taxes raised 85.17%  
in 5 years

**Summary**

Parcel Number 01-29-00-0021-04  
Map Number  
Location Address 2499 CR 270  
Acres 0.5  
Legal Description 17 4 29 PT SW1/4 SE1/4  
(Note: Not to be used on legal documents.)  
Land Use 511 - Single family Dwlg Unplat 0-09  
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
Neighborhood 00100 - York Twp-Bellevue CSD  
City  
Township York Twp  
School District BELLEVUE CSD  
Homestead Reduction: No  
Owner Occupancy Credit: No  
Foreclosure No  
Board of Revision No

**Owners**

Deeded Owner  
HOEPF, GARY J & DAWN E / SURV

Owner Address  
HOEPF, GARY J  
4600 N SR 19  
REPUBLIC OH 44867

**Valuation**

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$17,300	\$17,300	\$17,300	\$17,300	\$17,300
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$74,500	\$39,200	\$40,300	\$40,300	\$32,300
<b>Total Value (Appraised 100%)</b>	<b>\$91,800</b>	<b>\$56,500</b>	<b>\$57,600</b>	<b>\$57,600</b>	<b>\$49,600</b>
Land Value	\$6,060	\$6,060	\$6,060	\$6,060	\$6,060
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$26,080	\$13,720	\$14,110	\$14,110	\$11,310
<b>Total Value (Assessed 35%)</b>	<b>\$32,140</b>	<b>\$19,780</b>	<b>\$20,170</b>	<b>\$20,170</b>	<b>\$17,370</b>

taxes raised 42,200.00

**Land**

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
AH - Homesite	0.5	0	0		150%	23000	23000	34500	\$17,250
<b>Total</b>	<b>0.5000</b>								<b>\$17,250</b>

**Dwellings**

Card		Exterior Wall	Frame/Siding
Number of Stories	1	Heating	Base
Style	Conventional	Cooling	None
Year Built	1974	Basement	Pt Bsmt
Year Remodeled	2016	Attic	None
Rooms	6	Finished Living Area	1438
Bedrooms	3	Unfinished Living Area	0
Full Baths	1	First Floor Area	1438
Half Baths	1	Upper Floor Area	0
Family Rooms	0	Half Floor Area	0
Dining Rooms	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	1078
Condition	FF	Attic Area	0
Grade	D	Fireplace Openings	0
		Fireplace Stack Count	0

**Additions**

Card 1

Addition Code	Description	Base Area	Year Built
GR1	Garage Frame	480	0
PR2	Porch Frame - Enclosed	120	0

**Sales**

Sale Date	Sale Price	Buyer	No. of Properties	Deed Volume and Page
9/28/2016	\$32,000	HOEPF, GARY J & DAWN E / SURV	1	176-2367
11/5/2012	\$0	MUSSELMAN, JAMES E	1	123-740

## Recent Sales In Area

### Sale date range:

From:

01/28/2020

To:

01/28/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

## Tax History

Tax Year

(click for detail)

- 2022 Pay 2023
- 2021 Pay 2022
- 2020 Pay 2021
- 2019 Pay 2020

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$771.15	\$771.15	\$1,542.30
\$0.00	\$478.40	\$478.40	\$0.00
\$0.00	\$514.13	\$514.13	\$0.00
\$0.00	\$508.09	\$508.09	\$0.00

## Payments

Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2021 Pay 2022	6/23/2022	OCR	\$478.40	96RE-06232022-321-1
2021 Pay 2022	1/28/2022	OCR	\$478.40	147re-01282022-11-1
2020 Pay 2021	6/15/2021	OCR	\$514.13	92re-06152021-53-1
2020 Pay 2021	1/29/2021	OCR	\$514.13	144re-01292021-10-1
2019 Pay 2020	6/11/2020	OCR	\$508.09	86RE-06112020-53-1
2019 Pay 2020	1/22/2020	OCR	\$508.09	138re-01222020-30-1
2018 Pay 2019	6/14/2019	OCR	\$439.87	94RE2-06132019-286-1
2018 Pay 2019	1/17/2019	OCR	\$439.87	132re-01172019-258-1
2017 Pay 2018	6/8/2018	OCR	\$411.63	88re-06082018-10-1
2017 Pay 2018	1/31/2018	OCR	\$411.63	145RE-01312018-545-1

Total:

Tax Year	Amount
2021 Pay 2022	\$956.80
2020 Pay 2021	\$1,028.26
2019 Pay 2020	\$1,016.18
2018 Pay 2019	\$879.74
2017 Pay 2018	\$823.26

## Sketches



Taxes raised  
5.6%  
in 5 years.

**Summary**

Parcel Number 03-50-00-2156-00  
Map Number  
Location Address 101 REDWOOD DR  
Acres 0.1717  
Legal Description 2156  
*(Note: Not to be used on legal documents.)*  
Land Use 540 - Mfg Home-As Real Plat Lot  
*(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)*  
Neighborhood  
City  
Township  
School District BELLEVUE CSD  
Homestead Reduction: No  
Owner Occupancy Credit: No  
Foreclosure No  
Board of Revision No

Sold  
2020

**Owners**

Deeded Owner EBURY RE LLC  
Owner Address EBURY RE LLC  
1357 ASHFORD AVE  
SAN JUAN TX 00907

**Valuation**

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$14,000	\$14,000	\$15,900	\$15,900	\$15,900
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$51,300	\$51,300	\$45,800	\$45,800	\$45,800
<b>Total Value (Appraised 100%)</b>	<b>\$65,300</b>	<b>\$65,300</b>	<b>\$61,700</b>	<b>\$61,700</b>	<b>\$61,700</b>
Land Value	\$4,900	\$4,900	\$5,570	\$5,570	\$5,570
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$17,960	\$17,960	\$16,030	\$16,030	\$16,030
<b>Total Value (Assessed 35%)</b>	<b>\$22,860</b>	<b>\$22,860</b>	<b>\$21,600</b>	<b>\$21,600</b>	<b>\$21,600</b>

tax raised 3600<sup>00</sup>

**Land**

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
L1 - Regular Lot	0.1717	68	68	110	96%	250	214	205.44	\$13,970
<b>Total</b>	<b>0.1717</b>								<b>\$13,970</b>

**Dwellings**

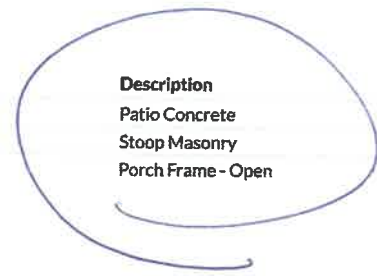
Card		Exterior Wall	Frame/Siding
Number of Stories	1	Heating	Base
Style	Conventional	Cooling	None
Year Built	1990	Basement	Full Crawl
Year Remodeled	0	Attic	None
Rooms	5	Finished Living Area	1192
Bedrooms	3	Unfinished Living Area	0
Full Baths	2	First Floor Area	1192
Half Baths	0	Upper Floor Area	0
Family Rooms	0	Half Floor Area	0
Dining Rooms	1	Finished Basement Area	0
Basement Garages	0	Total Basement Area	0
Condition	AV AV	Attic Area	0
Grade	D-	Fireplace Openings	0
		Fireplace Stack Count	0

*Handwritten notes: "newer" next to Year Built, "more" next to Full Baths, "Same" next to Base, "US 1438" next to Finished Living Area.*

**Additions**

Card 1

Addition Code	Description	Base Area	Year Built
PT1	Patio Concrete	300	0
ST1	Stoop Masonry	16	0
PR1	Porch Frame - Open	8	0



## Improvements

### Card 1

Sketch ID	Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
1	60	Utility Shed	15	12	180	2000	\$1,600
<b>Total</b>							<b>\$1,600</b>

## Sales

Sale Date	Sale Price	Buyer	No. of Properties	Deed Volume and Page
3/16/2020	\$11,500	EBURY RE LLC	1	224-1306
3/15/2019	\$122,000	TAX EASE FUNDING 2016-1 REO LLC	2	210-1183
1/24/2019	\$0	TAX EASE OHIO LLC	1	209-1042

## Recent Sales In Area

### Sale date range:

From:

01/28/2020

To:

01/28/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

### Tax Year

(click for detail)

	Delinquent	1st Half	2nd Half	Total Due
<a href="#">2022 Pay 2023</a>	\$0.00	\$536.96	\$536.96	\$4,391.12
<a href="#">2021 Pay 2022</a>	\$1,994.09	\$595.42	\$654.96	\$0.00
<a href="#">2020 Pay 2021</a>	\$53.13	\$914.36	\$1,005.79	\$0.00
<a href="#">2019 Pay 2020</a>	\$0.00	\$1,517.86	\$1,669.65	\$0.00

## Special Assessments

### Special Assessments Project

(click for detail)

[1877 - WEED MOWING](#)

## Payments

### Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2020 Pay 2021	1/6/2021		\$3,187.51	128RE-01062021-9-1
2018 Pay 2019	4/3/2019		\$63.75	41re-04032019-3-1
2018 Pay 2019	2/21/2019		\$1,338.96	11re-02222019-40-1

### Total:

Tax Year	Amount
2020 Pay 2021	\$3,187.51
2018 Pay 2019	\$1,402.71

## Sketches



taxes raised 5.5%  
- 5 years -

**Summary**

Parcel Number 03-50-00-1411-00  
Map Number  
Location Address 127 ATTWOOD TER  
Acres 0.1412  
Legal Description 1411  
(Note: Not to be used on legal documents.)  
Land Use 510 - Single family Dwig owner occup  
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
Neighborhood 00304 - Bellevue City  
City  
Township  
School District BELLEVUE CSD  
Homestead Reduction: No  
Owner Occupancy Credit: Yes  
Foreclosure No  
Board of Revision No

**Owners**

Deeded Owner GOODWIN, MERCEDES & MICHAEL /SURV  
Owner Address GOODWIN, MERCEDES  
127 ATTWOOD TERRACE  
BELLEVUE OH 44811

**Valuation**

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$11,600	\$11,600	\$11,600	\$11,600	\$11,600
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$62,400	\$62,400	\$58,500	\$58,500	\$58,500
<b>Total Value (Appraised 100%)</b>	<b>\$74,000</b>	<b>\$74,000</b>	<b>\$70,100</b>	<b>\$70,100</b>	<b>\$70,100</b>
Land Value	\$4,060	\$4,060	\$4,060	\$4,060	\$4,060
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$21,840	\$21,840	\$20,480	\$20,480	\$20,480
<b>Total Value (Assessed 35%)</b>	<b>\$25,900</b>	<b>\$25,900</b>	<b>\$24,540</b>	<b>\$24,540</b>	<b>\$24,540</b>

**Land**

tax raised 3900<sup>00</sup>

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
L1 - Regular Lot	0.1412	50	50	123	101%	230	230	232.3	\$11,620
<b>Total</b>	<b>0.1412</b>								<b>\$11,620</b>

**Dwellings**

Card		Exterior Wall	Frame/Siding
Number of Stories	2	Heating	Base
Style	Conventional	Cooling	None
Year Built	1900	Basement	Full Bsmt +
Year Remodeled	0	Attic	Unfinished
Rooms	7	Finished Living Area	1590 +
Bedrooms	4	Unfinished Living Area	0
Full Baths	2 additional bath	First Floor Area	823
Half Baths	0	Upper Floor Area	767
Family Rooms	0	Half Floor Area	0
Dining Rooms	1 +	Finished Basement Area	0
Basement Garages	0	Total Basement Area	767
Condition	AV AV	Attic Area	0
Grade	C	Fireplace Openings	0
		Fireplace Stack Count	0

**Additions**

Card 1

Addition Code	Description	Base Area	Year Built
WD1	Wood Deck	28 +	0
PR1	Porch Frame - Open	165 +	0
PR2	Porch Frame - Enclosed	98 45 120	0

2018

## Improvements

Card 1

Sketch ID	Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
9	01	Frame Garage	10	18	180	1950	\$600
<b>Total</b>							<b>\$600</b>

## Sales

Sale Date	Sale Price	Buyer	No. of Properties	Deed Volume and Page
4/2/2018	\$0	GOODWIN, MERCEDES & MICHAEL /SURV	1	197-2811
<b>3/29/2018</b>	\$75,500	GOODWIN, MERCEDES & MICHAEL /SURV	1	197-2444
8/10/2016	\$67,600	STEIN, JONATHAN D & MACECILIA /SURV	1	174-2569
12/14/2012	\$27,900	BO LACEY CONSTRUCTION LLC	1	125-1330
6/18/2012	\$48,000	HUNTINGTON NATIONAL BANK, THE	1	117-562
1/8/2007	\$100,000	SMITH, CHRISTOPHER J	1	43-2419

## Recent Sales In Area

Sale date range:

From:

01/28/2020

To:

01/28/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year

(click for detail)

Tax Year	Delinquent	1st Half	2nd Half	Total Due
<a href="#">2022 Pay 2023</a>	\$0.00	\$592.49	\$592.49	\$1,184.98
<a href="#">2021 Pay 2022</a>	\$0.00	\$597.28	\$597.28	\$0.00
<a href="#">2020 Pay 2021</a>	\$0.00	\$598.88	\$598.88	\$0.00
<a href="#">2019 Pay 2020</a>	\$0.00	\$591.86	\$591.86	\$0.00

## Payments

Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2021 Pay 2022	6/24/2022		\$597.28	Corelogic6-06242022-1-324
2021 Pay 2022	2/7/2022		\$597.28	Lender0006-02072022-1-348
2020 Pay 2021	7/1/2021		\$598.88	LENDER0006-07012021-1-327
2020 Pay 2021	2/5/2021		\$598.88	Lender0006-02052021-1-333
2019 Pay 2020	6/25/2020		\$591.86	Lender0006-06252020-1-293
2019 Pay 2020	2/5/2020		\$591.86	Lender0006-02052020-1-291
2018 Pay 2019	7/2/2019		\$595.00	00006-07022019-1-269
2018 Pay 2019	1/31/2019		\$595.00	Lender0006-01312019-1-275
2017 Pay 2018	6/12/2018	OCR	\$591.97	90re-06132018-30-1
2017 Pay 2018	2/5/2018		\$591.97	Lender6-02052018-1-4097

Total:

Tax Year	Amount
2021 Pay 2022	\$1,194.56
2020 Pay 2021	\$1,197.76
2019 Pay 2020	\$1,183.72
2018 Pay 2019	\$1,190.00
2017 Pay 2018	\$1,183.94





**Summary**

Parcel Number **01-26-00-0041-00**  
 Map Number  
 Location Address **840 MAIN ST W**  
 Acres **0.3**  
 Legal Description **17 4 26 PT NE1/4 .299AC PER DEED**  
 (Note: Not to be used on legal documents.)  
 Land Use **511 - Single family Dwlg Unplat 0-09**  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood **00100 - York Twp-Bellevue CSD**  
 City  
 Township **York Twp**  
 School District **BELLEVUE CSD**  
 Homestead Reduction: **No**  
 Owner Occupancy Credit: **No**  
 Foreclosure **No**  
 Board of Revision **No**

*Sold \$30,000.00*  
*9-21-22*

**Owners**

Deeded Owner  
[SMARSH JOHN M](#)

Owner Address  
[SMARSH JOHN M](#)  
5893 CR 283  
VICKERY OH 43464

**Valuation**

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$12,800	\$12,800	\$12,800	\$13,600	\$13,600
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$40,300	\$40,300	\$37,200	\$37,200	\$37,200
<b>Total Value (Appraised 100%)</b>	<b>\$53,100</b>	<b>\$53,100</b>	<b>\$50,000</b>	<b>\$50,800</b>	<b>\$50,800</b>
Land Value	\$4,480	\$4,480	\$4,480	\$4,760	\$4,760
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$14,110	\$14,110	\$13,020	\$13,020	\$13,020
<b>Total Value (Assessed 35%)</b>	<b>\$18,590</b>	<b>\$18,590</b>	<b>\$17,500</b>	<b>\$17,780</b>	<b>\$17,780</b>

**Land**

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
AH - Homesite	0.3	0	0		185%	23000	23000	42550	\$12,770
<b>Total</b>	<b>0.3000</b>								<b>\$12,770</b>

**Dwellings**

Card		Exterior Wall	Frame/Siding
Number of Stories	1.5	Heating	Base
Style	Conventional	Cooling	Central
Year Built	1900	Basement	Pt Bsmt
Year Remodeled	0	Attic	None
Rooms	6	Finished Living Area	1466
Bedrooms	4	Unfinished Living Area	0
Full Baths	1	First Floor Area	1056
Half Baths	0	Upper Floor Area	0
Family Rooms	0	Half Floor Area	410
Dining Rooms	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	888
Condition	FF	Attic Area	0
Grade	D	Fireplace Openings	0
		Fireplace Stack Count	0

*+1 more bedrooms*

*us none*

*more 30 feet*

**Additions**

Card 1

Addition Code	Description	Base Area	Year Built
PR1	Porch Frame - Open	64	0
WD1	Wood Deck	80	0

*80*

## Improvements

### Card 1

Sketch ID	Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
10	05	Conc Blk Garage	14	22	308	1970	\$2,300
<b>Total</b>							<b>\$2,300</b>

## Sales

Sale Date	Sale Price	Buyer	No. of Properties	Deed Volume and Page
9/21/2022	\$30,000	SMARSH, JOHN M	1	266-1746
2/13/2020	\$20,000	DOUGHERTY, M LEE	1	223-981
12/1/2002	\$40,000	DENDINGER, DENNIS M. & CH	1	B430-144
4/1/1996	\$0	DENDINGER, DENNIS M. & CH	1	B393-436

## Recent Sales In Area

### Sale date range:

From:

01/29/2020

To:

01/29/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

### Tax Year

(click for detail)

Tax Year	Delinquent	1st Half	2nd Half	Total Due
2022 Pay 2023	\$0.00	\$446.03	\$446.03	\$892.06
2021 Pay 2022	\$0.00	\$449.61	\$449.61	\$0.00
2020 Pay 2021	\$0.00	\$446.07	\$446.07	\$0.00
2019 Pay 2020	\$0.00	\$447.88	\$447.88	\$0.00

## Payments

### Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2021 Pay 2022	2/10/2022	OCR	\$899.22	154RE-02102022-6-1
2020 Pay 2021	1/28/2021	OCR	\$892.14	143re-01282021-5-1
2019 Pay 2020	6/12/2020	OCR	\$447.88	87RE-06122020-69-1
2019 Pay 2020	2/14/2020	OCR	\$447.88	155RE-02142020-95-1
2018 Pay 2019	7/11/2019	OCR	\$483.25	113RE-07112019-932-1
2018 Pay 2019	2/8/2019	OCR	\$420.25	149re-02132019-865-1
2017 Pay 2018	7/12/2018	OCR	\$418.66	111re-07122018-63-1
2017 Pay 2018	2/9/2018	OCR	\$418.66	155re2-02132018-944-1

### Total:

Tax Year	Amount
2021 Pay 2022	\$899.22
2020 Pay 2021	\$892.14
2019 Pay 2020	\$895.76
2018 Pay 2019	\$903.50
2017 Pay 2018	\$837.32

## Sketches



# Jerri A. Miller

SANDUSKY COUNTY AUDITOR | SANDUSKY COUNTY, OHIO

## Summary

Parcel Number 01-32-00-0006-00  
 Map Number  
 Location Address 2712 CR 270  
 Acres 1.49  
 Legal Description 17 4 32 PT NW1/4 1.4896AC PER DEED  
 (Note: Not to be used on legal documents.)  
 Land Use 511 - Single family Dwlg Unplat 0-09  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood 00100 - York Twp-Bellevue CSD  
 City  
 Township York Twp  
 School District BELLEVUE CSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Foreclosure No  
 Board of Revision No

*Sold 9/26/22*  
*\$60,000*

## Owners

Deeded Owner  
 MORROW, ROGER & PATRICIA /SURV

Owner Address  
 MORROW, ROGER  
 1507 ELM ST  
 NEW LONDON OH 44851

## Valuation

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$27,400	\$26,600	\$25,800	\$25,800	\$25,800
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$81,800	\$81,800	\$73,700	\$73,700	\$73,700
<b>Total Value (Appraised 100%)</b>	<b>\$109,200</b>	<b>\$108,400</b>	<b>\$99,500</b>	<b>\$99,500</b>	<b>\$99,500</b>
Land Value	\$9,590	\$9,310	\$9,030	\$9,030	\$9,030
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$28,630	\$28,630	\$25,800	\$25,800	\$25,800
<b>Total Value (Assessed 35%)</b>	<b>\$38,220</b>	<b>\$37,940</b>	<b>\$34,830</b>	<b>\$34,830</b>	<b>\$34,830</b>

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A3 - Residual	0.39	0	0		100%	5800	5800	5800	\$4,380
AH - Homesite	1	0	0		100%	23000	23000	23000	\$23,000
A0 - Row	0.1	0	0		100%				\$0
<b>Total</b>	<b>1.4900</b>								<b>\$27,380</b>

*more land*

## Dwellings

Card		Exterior Wall	Frame/Siding
Number of Stories	1.5	Heating	Base
Style	Conventional	Cooling	None
Year Built	1900	Basement	Pt Bsmt
Year Remodeled	0	Attic	None
Rooms	7	Finished Living Area	1632
Bedrooms	4 +1	Unfinished Living Area	0
Full Baths	1	First Floor Area	1250
Half Baths	0	Upper Floor Area	0
Family Rooms	0	Half Floor Area	382
Dining Rooms	1 +1	Finished Basement Area	0
Basement Garages	0	Total Basement Area	638
Condition	AV AV	Attic Area	0
Grade	C	Fireplace Openings	1
		Fireplace Stack Count	1

*us 1438*

## Additions

Card 1

Addition Code	Description	Base Area	Year Built
PR1	Porch Frame - Open	174	0
PR1	Porch Frame - Open	48	0
PR2	Porch Frame - Enclosed	240	0
GR1	Garage Frame	864	0

*more*

## Sales

Sale Date	Sale Price	Buyer	No. of Properties	Deed Volume and Page
9/26/2022	\$60,000	MORROW, ROGER & PATRICIA /SURV	1	266-2266
9/9/2022	\$0	MATTER, MARY J & MILLER, SUSAN M	1	266-540
8/1/1987	\$0	MATTER, MARY J, ET AL	1	8355-307

## Recent Sales In Area

Sale date range:

From:

01/29/2020

To:

01/29/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year  
(click for detail)

- 2022 Pay 2023
- 2021 Pay 2022
- 2020 Pay 2021
- 2019 Pay 2020

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$917.03	\$917.03	\$1,834.06
\$0.00	\$917.61	\$917.61	\$0.00
\$0.00	\$648.08	\$648.08	\$0.00
\$0.00	\$640.48	\$640.48	\$0.00

## Payments

Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2021 Pay 2022	7/8/2022	OCR	\$917.61	106RE-07082022-167-1
2021 Pay 2022	2/11/2022	OCR	\$917.61	159re-02182022-171-1
2020 Pay 2021	7/9/2021	OCR	\$648.08	111re-07142021-629-1
2020 Pay 2021	2/12/2021	OCR	\$648.08	154RE-02122021-24-1
2019 Pay 2020	7/7/2020	OCR	\$640.48	51re2-07072020-453-1
2019 Pay 2020	1/28/2020	OCR	\$640.48	142re-01282020-14-1
2018 Pay 2019	6/24/2019	OCR	\$643.90	101re-06242019-179-1
2018 Pay 2019	2/8/2019	OCR	\$643.90	149re-02132019-449-1
2017 Pay 2018	6/20/2018	OCR	\$585.21	96re-06202018-13-1
2017 Pay 2018	2/9/2018	OCR	\$585.21	152RE-02092018-712-1

Total:

Tax Year	Amount
2021 Pay 2022	\$1,835.22
2020 Pay 2021	\$1,296.16
2019 Pay 2020	\$1,280.96
2018 Pay 2019	\$1,287.80
2017 Pay 2018	\$1,170.42

## Sketches