

RECEIVED

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JAN 05 2025

Tax year 2025 BOR no. 210-008
County CARROLL Date received 01/05/2026

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARROLL COUNTY OH

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before co
Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DT

Original complaint Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property	Hauenstein GARY L & TERRI L		7135 Germano Rd SE Carrollton, OH 44615
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
330-418-1351 hauenstein@frontier.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		
19-0000062.000	7135 Germano Rd SE Carrollton, Oh 44615		
19-0000063.000	7135 Germano Rd SE Carrollton, Oh 44615		
19-0000064.000	7135 Germano Rd SE Carrollton, Oh 44615		
7. Principal use of property	Rental for family member		
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
19.0000062.000	57,600	88,600	-31,000
19.0000063.000	1500	3140	-1640
19.0000064.000	1500		-1640
9. The requested change in value is justified for the following reasons: Poor market and property resale value because of condition of interior structure. See attached appraisal from Newell Realty.			

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.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- 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 01/05/2024 Complainant or agent (printed) GARY L. HAUENSTEIN Title (if agent) _____

Complainant or agent (signature) *Gary L. Hauenstein*

Sworn to and signed in my presence, this 5th day of January 2024
(Date) (Month) (Year)

Notary *Shelly Mayhew* 11/18/30



Haucnstein Gary L & Terri L

Parcel number from tax bill

19-0000065.000 7135 Germano Rd SE Carrollton, OH 44615

Column A

Column B

Column C

1000

1370

-370



Handwritten text at the top of the page, possibly a title or header.

Handwritten text below the title, possibly a subtitle or a note.

Handwritten text on the left side of the page, possibly a date or a reference.

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INewell Realty & Auctions LLC

December 10, 2025

Appraisal of Real Estate for Gary & Terri Hauenstein



Subject Property: Situated in the County of Carroll, in the State of Ohio, and in the Township of Loudon: Being Lots 26 & 27 in the Original Addition to the Village of Kilgore; with exceptions. Known as the Gary L. & Terri L. Hauenstein property at 7135 Germano Rd. SE Carrollton, OH 44615.

Tax Parcel #'s 190000062000, 190000063000, 190000064000, & 190000065000

These 4 tracts situated in the village of Kilgore contain a total of .175 acre, more or less; and create an irregular shaped property. The property is served by well and septic system. It is unknown if the septic meets current requirements. The water is not of good quality and the well has a slow recovery rate. The owners have installed a holding tank and treatment system due to the water situation, which is known to be an ongoing problem in Kilgore.

The dwelling is a 2-story frame structure built prior to 1900 according to the "look" of the stone basement walls and foundation. The first floor has kitchen, dining room, living room, full bath, bedroom, and family room with brick fireplace. The upstairs contains 2 bedrooms and 2 small extra rooms. There is a basement and a 2-car drive-under garage area as well. The home has 2 forced air gas furnaces and central AC that is ducted to the first floor. The tax card lists the structure at 1920 square feet of living area which appears to be correct. The interior of the house is in fair condition and needs repairs. The plaster is coming down in areas. The electrical wiring appears to be poor and needs attention. The exterior is aluminum sided, which needs painted, and the shingled roof looks good. The windows have been replaced at some point.

This house is situated very close to State Route 9 and lays below the road. The roadway is draining onto this property and directly towards the house. Snowplow trucks can actually plow snow onto the front porch roof of the house because of its location. This house looks "decent" on the outside but is quite poor and lacking on the interior. It would not be wise to invest in major updates to the structure as the market will not support a return on investment.

The status of minerals underlying the property was not investigated nor accounted for in this opinion of value.

1920 square feet @ \$30 = \$57,600

Opinion of Value
\$57,600

I certify that I personally inspected the above-described property and gathered information from sources believed to be correct. Any additional research or testimony required by the client, or the court will be billed at the current rates.

William Newell
Auctioneer/Realtor/Appraiser
Newell Realty & Auctions LLC

Carroll County, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 47 feet
12/9/2025

STONEMAN LAW OFFICE CO LPA

Lot Approved for Transfer
Brian J. Wise, Co. Engineer P.E.P.S.

Carbognot Deputy
06-27-2023

20230002861 Pages: 3
Filed for Record in CARROLL County, Ohio
PATRICIA J. OYER, Recorder
06/27/2023 01:41 PM Recording Fees: \$42.00
AFFIDAVIT - DEED OR Book: 160 Pages: 2922 - 2924

"APPROVED DEED FOR TRACT
DESCRIPTION ONLY"
BRIAN J. WISE, CO. ENGINEER P.E.P.S.
Carbognot 06-27-2023 DEPUTY

Transfer NOT Necessary
Lynn Fairclough 6/27/2023
Carroll County Auditor *ly*

TRANSFER ON DEATH DESIGNATION AFFIDAVIT
PER ORC §5302.22

STATE OF OHIO)
)§
COUNTY OF CARROLL)

We, Gary L. Hauenstein and Terri L. Hauenstein, husband and wife, the Grantors being first duly sworn according to laws states as follows:

- 1) That Affiants, Gary L. Hauenstein and Terri L. Hauenstein, husband and wife, are the owners of record, jointly with rights of survivorship, of the real property recorded in Deed Volume 272, Page 9; Deed Volume 252, Page 75; and OR Book 104, Page 2142 of Carroll County Records as described in EXHIBIT A:
- 2) That title of record to the above properties is held in joint tenancy by Affiants, in compliance with ORC § 5302.22(B) and (C)(2).
- 3) That Affiants hereby designate, upon the second of their deaths, their entire undivided interest of the properties, for transfer on death to, Stephanie Sabo, as transfer on death beneficiary to receive the title of Affiant upon the death of the second of the Affiants.
- 4) This affidavit, and the beneficiary's designation set forth herein hereby revokes, replaces and supersedes any prior beneficiary designation by Affiants, whether by deed or affidavit, related to the above-designated real properties.

Signed on June 26, 2023

Gary L. Hauenstein
GARY L. HAUENSTEIN, Affiant
Terri L. Hauenstein
TERRI L. HAUENSTEIN, Affiant

STATE OF OHIO)
)§
COUNTY OF CARROLL)

Before me, a Notary Public in and for said County and State, personally appeared the above named, GARY L. HAUENSTEIN and TERRI L. HAUENSTEIN, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Carrollton, Ohio, this 26th day of June, 2023.

Kathleen Almon Stoneman
Notary Public

This Instrument Prepared By:
Stoneman Law Office Co, LPA
63 Second Street S.W., P.O. Box 326
Carrollton, OH 44615



Kathleen Almon Stoneman, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT A

Parcel One:

Situated in the Township of Washington, County of Carroll and State of Ohio:
Being a part of the East half of the Southeast Quarter of Section (30), Township (14), Range (5) of the Old Seven Ranges and further being a part of the residue of the original 10.17 acre tract (7.43 acres, after exceptions), heretofore conveyed to James E. and Nancy L. Hauenstein by Warranty Deed as recorded in Deed Volume (195), Page (583) of the Carroll County Deed Records; said tract of land herein intended to be conveyed, being more particularly described as follows: Beginning, for reference, at a ¼" iron bar, (found), at the Southwest corner of the East half of the Southeast Quarter of Section (30); Thence North 4 deg. 11' 45" East along the quarter line, a distance of 2,090.93' to a 5/8" iron bar, (set); said point being the Northwest corner of a 0.61 acre tract of G. & T. Hauenstein (Tract # (1) of D.V. 252, Page 75), and also the Southwest corner and TRUE PLACE OF BEGINNING of the herein described tract; (passing over a ¾" iron bar, (found), at the Southwest corner of the Northeast Quarter of the Southeast Quarter at plus 1.319.77"); Thence continuing North 4 deg. 11' 45" East, a long said half quarter line, a distance of 215.21' to a 5/8" iron bar, (set); Thence leaving the half quarter line, South 72 deg. 52' 35" East, a distance of 275.62' to a 5/8" iron bar, (set); Thence South 4 deg. 11' 45" West, a distance of 20.00' to a 5/8" iron bar, (set), at the Northeast corner of a 0.61 acre tract of G. & T. Hauenstein (Tract #(2) of D.V. 252, Page 75); Thence South 67 deg. 45' 41" West, along the Northerly bounds of Tracts # (1) & (2) of G. & T. Hauenstein aforementioned, a distance of 300.00' to the TRUE PLACE OF BEGINNING; said described tract containing 0.7253 acres. Subject to all legal highways and easements or reservations of record.
The bearing system contained herein was established from an orientation to the centerline of County Road #44 (Brussel Road), and the bearing of "North 67 deg. 45' 41" East" was assumed for this line pursuant to a survey prepared by D. Miskimen and recorded in Survey File #4923 of the Carroll County Survey Records. The above description prepared from a survey performed by R.J. Swearingen, Ohio Registered Surveyor #7162, in April, 1996.

Prior Instrument Reference: Volume 272, Page 9
PPN: 34-0000142.001

Parcel Two:

Situated in the Township of Washington, County of Carroll and State of Ohio:
TRACT 1; Being a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 14, Range 5, and further described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter; thence South 5 deg. West along the half quarter of line 545.8 feet to the TRUE PLACE OF BEGINNING; thence continuing South 5 deg. West along the half quarter line 200.00 feet to a point in the center of County Road #44; thence North 67 deg. East along County Road #44 a distance of 150.00 feet to a point; thence North 5 deg. East 200.00 feet to a point; thence South 67 deg. West a distance of 150 feet to the TRUE PLACE OF BEGINNING, containing 0.61 acre, more or less.

TRACT 2; Being a part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 14, Range 5, and further described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter; thence South 5 deg. West along the half quarter line 745.8 feet to the center of County Road #44; thence North 67 deg. East along the center of County Road #44 a distance of 150.00 feet to the PLACE OF BEGINNING; thence continuing North 67 deg., East along the center of County Road #44 a distance of 150.00 feet to a point; thence North 5 deg. East 200.00 feet to a point; thence South 67 deg. West 150.00 feet to a point; thence South 5 deg. West 200.00 feet to a point at the TRUE PLACE OF BEGINNING, containing 0.61 acre, more or less.

Containing in both tracts 1.22 acres, more or less.
Prior Instrument Reference: OR Volume 252, Page 75
PPN'S: 34-0000140.000 and 34-0000141.000

Parcel Three:

Situated in the County of Carroll, in the State Ohio, and in the Township of Loudon:
Being Lots 26 and 27 in the Original Addition to the Village of Kilgore.

SAVE AND EXCEPT out of the South side of said lots as follows:
Beginning at the Southeast corner of Lot #26; thence West along the South line of Lot 26 and 27 a distance of 110 feet; thence North 50 feet; thence East and parallel with the South line of Lots 27 and 26 a distance of 110 feet to the East line of Lot 26; thence South and along the East line of Lot 26 a distance of 50 feet to the PLACE OF BEGINNING, and being further described as a strip of land 50 feet North and South by 110 feet East and West, be the same more or less but subject to all legal highways.

Prior Instrument Reference: OR Volume 104, Page 2142

PPN'S: 19000062.000, 19-000063.000, 19-000064.000 and 19-000065.000.

Parcel: 19-0000062.000

Year: 2025



STACI BRADY

Carroll County Auditor | Carroll County, Ohio

SUMMARY

Table with property details: Deeded Name, Owner, Tax District, School District, Neighborhood, Location, CD Year, Acres, Map Number, Taxpayer, Land Use, Class, Subdivision, Legal, Routing Number, Sales Amount.

VALUE

Table with value breakdown: District, Land Use, Enrolled Programs, Appraised, Assessed, Land, Improvement, Total, CAUV, Homestead, OOC, Taxable.

CURRENT CHARGES

Table with current charges: Full Rate, Effective Rate, Qualifying Rate, and a detailed table with Prior, First, Second, Total columns for Tax, Special, Total, Paid, Due.

TRANSFER HISTORY

Table with transfer history: Date, Deed Type, Volume / Page, Sales Amount, Valid Conveyance #, Exempt, # of Properties.

LAND

Table with land details: Type, Dimensions, Description, Value.

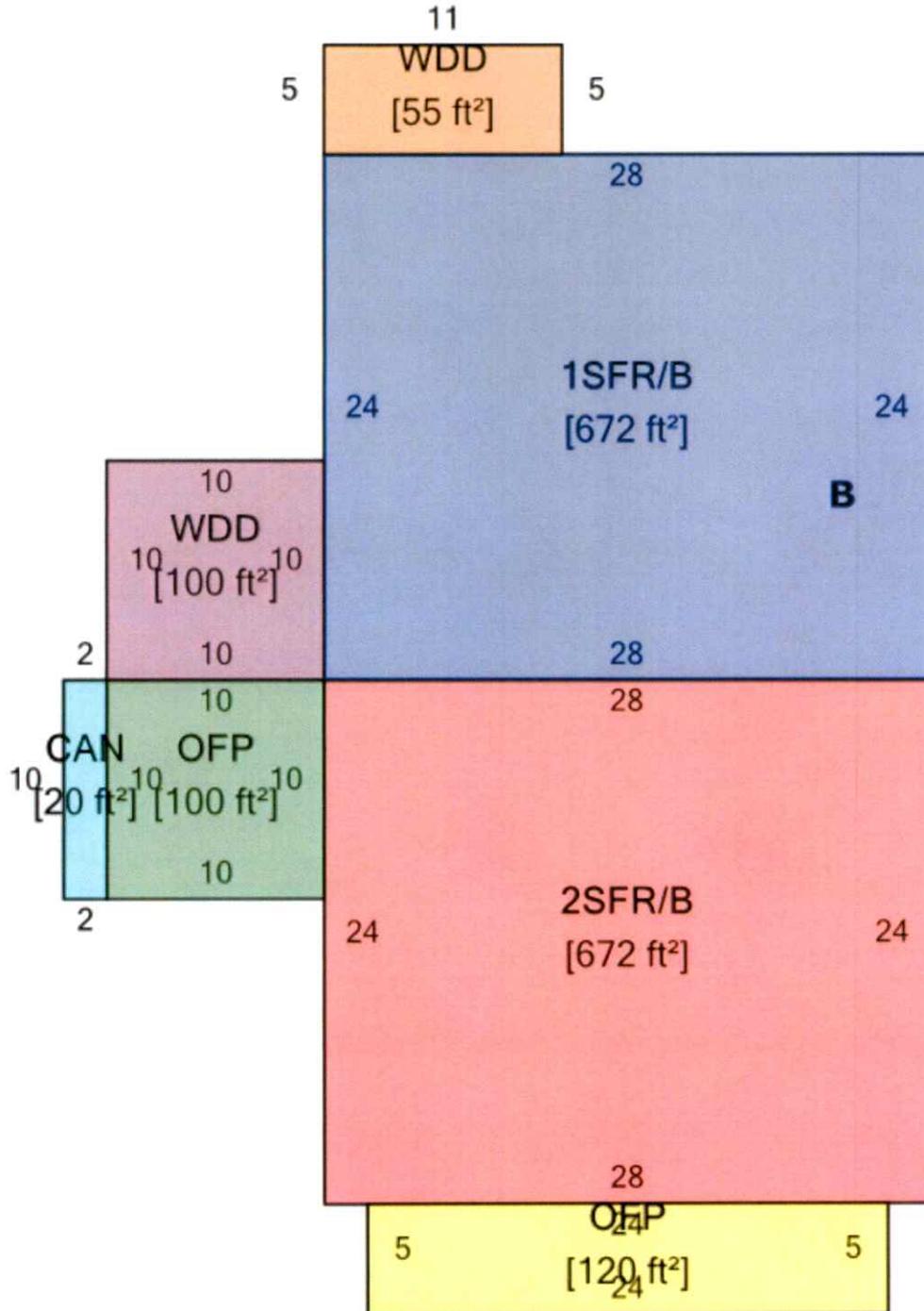
DWELLING

Table with dwelling details: Card 1, Style, Stories, Rec Room Area, Finished Basement, Rooms, Bed Rooms, Dining Rooms, Family Rooms, Condition, Year Built, Year Remodeled, Full Baths, Half Baths, Other Fixtures, Heating, Cooling, Grade, Fireplace Openings, Fireplace Stacks, Living Area, Total Area, Value.

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	2SFR/B (2 STORY FRAME / BASEMENT)	672	First Floor	1,344	1,344
B	2CBASG (2 CAR BASEMENT GARAGE)	0	Full Upper Floor	672	672
C	OFF (OPEN FACED PORCH)	120	Basement	1,344	0
D	OFF (OPEN FACED PORCH)	100	Total	3,360	2,016
E	1SFR/B (1 STORY FRAME / BASEMENT)	672			
F	WDD (WOOD DECK)	100			
G	WDD (WOOD DECK)	55			
H	CAN (CANOPY)	20			



Parcel: 19-0000063.000

Year: 2025

STACI BRADY

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name Owner	GARY L HAUENSTEIN & TERRI L HAUENSTEIN J/S T.O.D.D. HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615		Taxpayer	HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615	
Tax District	19-LOUDON TWP-CARROLLTON EVSD		Land Use Class	500-RESIDENTIAL VACANT LAND Residential	
School District	CARROLLTON EVSD		Subdivision	LOT 26 ORIG N PT	
Neighborhood	00019A-KILGORE VILLAGE		Legal	1912A-86.000	
Location	GERMANO RD (SR 9)		Routing Number	12A	
CD Year		Map Number	Sales Amount	0.00	
Acres	0.0000	Sold	06/27/2023		

VALUE

District	19-LOUDON TWP-CARROLLTON EVSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	3,140	1,100
Improvement	0	0
Total	3,140	1,100
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	3,140	1,100

CURRENT CHARGES

Full Rate	.000000			
Effective Rate	--			
Qualifying Rate	--			
	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
06/27/2023	Buyer: HAUENSTEIN GARY L & TERRI L Seller: HAUENSTEIN GARY L & TERRI L AFFIDAVIT 160/2922	0.00 571	N TNN	7
07/31/2014	Buyer: HAUENSTEIN GARY L & TERRI L Seller: BOYD JOANNE K FD	38,000.00 410	Y	4
03/17/2008	Buyer: BOYD JOANNE K Seller: * NOT ON FILE *	0.00 1	N *	4
03/06/1996	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	0.00 1	N *	4

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	25.0000 X 60.0000	Effective - Frontage / Depth	3,140
		Total	3,140

STACI BRADY

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name	GARY L HAUENSTEIN & TERRI L HAUENSTEIN J/S T.O.D.D.		
Owner	HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615	Taxpayer	HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615
Tax District	19-LOUDON TWP-CARROLLTON EVSD	Land Use Class	599-OTHER RESIDENTIAL STRUCTURES Residential
School District	CARROLLTON EVSD	Subdivision	
Neighborhood	00019A-KILGORE VILLAGE	Legal	LOT 27 PT ORIG
Location	GERMANO RD (SR 9)	1912A-81.000	Routing Number 12A
CD Year		Map Number	
Acres	0.0000	Sold	06/27/2023
			Sales Amount 0.00

VALUE

District	19-LOUDON TWP-CARROLLTON EVSD	
Land Use	599-OTHER RESIDENTIAL STRUCTURES	
Enrolled Programs		
	Appraised	Assessed
Land	3,160	1,110
Improvement	0	0
Total	3,160	1,110
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	3,160	1,110

CURRENT CHARGES

Full Rate	.000000			
Effective Rate	--			
Qualifying Rate	--			
	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
06/27/2023	Buyer: HAUENSTEIN GARY L & TERRI L Seller: HAUENSTEIN GARY L & TERRI L AFFIDAVIT 160/2922	0.00 571	N TNN	7
07/31/2014	Buyer: HAUENSTEIN GARY L & TERRI L Seller: BOYD JOANNE K FD	38,000.00 410	Y	4
03/17/2008	Buyer: BOYD JOANNE K Seller: * NOT ON FILE * AFFIDAVIT	0.00 1	N *	4
03/06/1996	Buyer: * NOT ON FILE * Seller: * NOT ON FILE * JOINT SURVIVORSHIP	0.00 1	N *	4

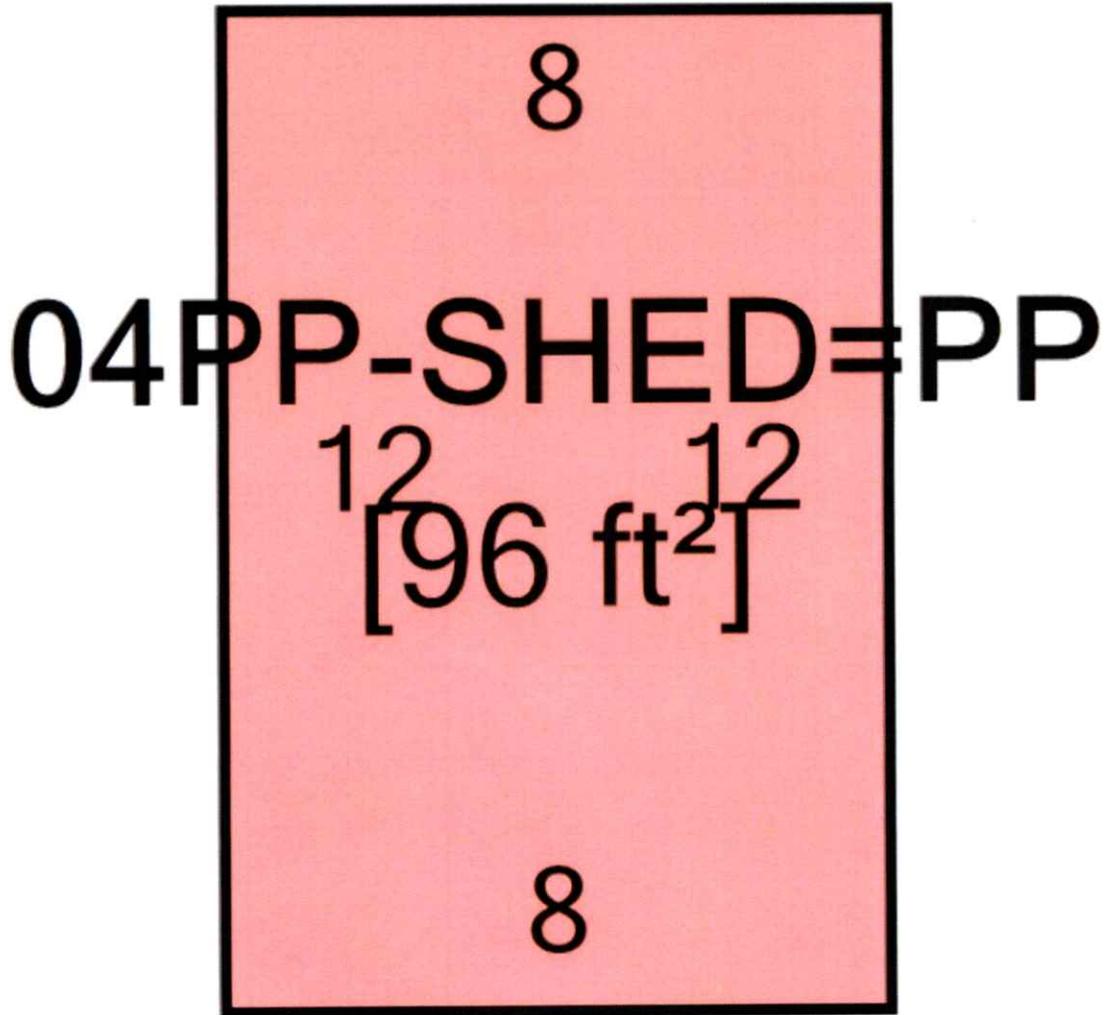
LAND

Type	Dimensions	Description	Value
RL-REAR LOT	25.0000 X 120.0000 X 10.0000	Effective - Frontage / Front Lot Depth / Rear Lot Depth	110
RL-REAR LOT	45.0000 X 60.0000 X 70.0000	Effective - Frontage / Front Lot Depth / Rear Lot Depth	2,840
RL-REAR LOT	50.0000 X 120.0000 X 10.0000	Effective - Frontage / Front Lot Depth / Rear Lot Depth	210
		Total	3,160

SKETCH:

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
1	04PP-SHED=PP	96	Total	0	0



Parcel: 19-0000065.000
STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name	GARY L HAUENSTEIN & TERRI L HAUENSTEIN J/S T.O.D.D.		
Owner	HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615	Taxpayer	HAUENSTEIN GARY L & TERRI L 1247 BRUSSEL RD NE CARROLLTON OH 44615
Tax District	19-LOUDON TWP-CARROLLTON EVSD	Land Use	500-RESIDENTIAL VACANT LAND
School District	CARROLLTON EVSD	Class	Residential
Neighborhood	00019A-KILGORE VILLAGE	Subdivision	
Location	GERMANO RD (SR 9)	Legal	LOT 27 ORIG PT N
CD Year		1912A-80.000	Routing Number 12A
Acres	0.0000	Map Number	06/27/2023
		Sold	Sales Amount 0.00

VALUE

District	19-LOUDON TWP-CARROLLTON EVSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	1,370	480
Improvement	0	0
Total	1,370	480
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	1,370	480

CURRENT CHARGES

Full Rate	.000000
Effective Rate	--
Qualifying Rate	--

	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

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03/06/1996	Buyer: * NOT ON FILE * Seller: * NOT ON FILE * JOINT SURVIVORSHIP	0.00 1	N *	4

LAND

Type	Dimensions	Description	Value
RL-REAR LOT	25.0000 X 60.0000 X 60.0000	Effective - Frontage / Front Lot Depth / Rear Lot Depth	1,370
		Total	1,370



Property Type is 'Residential' Current Price is 1000 to 99000 MLS Status is 'Sold' 12/10/2025 to 07/28/2024 MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings' County is one of 'Carroll', 'Harrison' Township is 'Loudon Twp', 'North Twp', 'Perry Twp', 'Rumley Twp', 'Scio Village'

Listings as of 12/10/2025 at 9:01 am, Page 1 of 2

Market Analysis Summary | Residential

#	MLS#	Address	City	Bds	Bths	Grg	Yr Blt	SqFt	Acres	Date	\$ SqFt	DOM	CDOM	Orig Price	List Price	Close Price	CP/LP	
Listings: Active																		
1	5137154	155 E College St	Scio	3	2 (2/0)	2	1978	1,983	0.15	07/04/25	27.74	159	159	\$73,000	\$55,000			
Active Total: 1				Min	3	2.00	2	1978	1,983	0.15		27.74	159	159	\$73,000	\$55,000		
				Max	3	2.00	2	1978	1,983	0.15		27.74	159	159	\$73,000	\$55,000		
				Avg	3	2.00	2	1978	1,983	0.15		27.74	159	159	\$73,000	\$55,000		
				Med	3	2.00	2	1978	1,983	0.15		27.74	159	159	\$73,000	\$55,000		
Listings: Sold																		
2	5135866	156 E COLLEGE St	Scio	3	1 (1/0)	0	1900		0.16	10/28/25		109	109	\$60,000	\$50,000	\$40,000	80%	
3	5122532	6080 Hill St SE	Amsterdam	4	1 (1/0)		1963	1,560	0.76	06/20/25	32.05	38	215	\$49,900	\$49,900	\$50,000	100%	
4	5058173	117 E Main St	Jewett	4	2 (2/0)	2	1900		0.23	01/24/25		178	178	\$130,000	\$95,000	\$82,000	86%	
Sold Total: 3				Min	3	1.00	0	1900	1,560	0.16		32.05	38	109	\$49,900	\$49,900	\$40,000	80%
				Max	4	2.00	2	1963	1,560	0.76		32.05	178	215	\$130,000	\$95,000	\$82,000	100%
				Avg	4	1.33	1	1921	1,560	0.38		32.05	108	167	\$79,967	\$64,967	\$57,333	89%
				Med	4	1.00	1	1900	1,560	0.23		32.05	109	178	\$60,000	\$50,000	\$50,000	86%
4	Total Listings	Average for all:		4	1.50	1	1935	1,772	0.32		\$29.89	121	165	\$78,225	\$62,475	\$57,333	89%	
		Median for all:		4	1.50	2	1932	1,772	0.19		\$29.89	134	169	\$66,500	\$52,500	\$50,000	86%	

Prepared By William Newell

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Listings information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections. Information is believed to be correct but is not guaranteed.

William F Newell
Newell Realty & Auctions, LLC
bill@newellrealtyandauction.com
Ph: 330-323-4832



		Min	Max	Avg	Med
Quick Statistics	List Price	\$49,900	\$95,000	\$62,475	\$52,500
	Sale Price	\$40,000	\$82,000	\$57,333	\$50,000
	Sale / List	80%	100%	89%	86%

Prepared By William Newell

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155 E College St, Scio, OH 43988

MLS#: **5137154**
 Status: **Active**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

List Price: **\$55,000**
 DOM/CDOM: **159/159**



List Dt Rec: **07/04/2025**
 Unit:
 County: **Harrison**

List Date: **07/04/2025**
 Contg Dt:
 Pend Dt:
 Off Mkt Dt:
 Close Dt:
 Exp Dt:

Supplements (3)

Parcel ID: **TX 21-0000295.000**
 Twp: **North Twp**
 Subdiv: **Village/Scio**
 School Dist: **Harrison Hills CSD - 3402**
 Bedrooms: **3**
 Total Baths: **2 (2/0)**
 Yr Built: **1978/Public Records**
 Liv Area: **1983/NA/1983**
 Acres: **0.15**
 Photo Opt Out: **No**

Stories:
 Tot Stories:
 Levels: **Two**
 \$/SqFt: **\$27.74**

Directions: **From SR-151/SR-332 intersection, head south into Scio. Turn left onto E College St. Go approximately 0.2 miles. Home is on the right Look for detached 2-car garage**

Legal/Taxes

Taxes: **\$921** Tax Year: **2024** Assessment: **No** Homestead: **No**
 Legal: **LOT 156 PT 155 E COLLEGE ST VOL 288/3384**

Rooms/SqFt Information

Beds: **3** **Main Upper Lower**
 Beds Main: **3**
 Full Baths: **2 0 0**
 Half Baths:
 Laundry: **1 0 0**

SqFt Approximate FINISHED/Source:
 Above Gr: **1,983/Owner**
 Below Gr: **-**
 TOTAL: **1,983**

Lot Information
 Lot Sz Src: **Realist**

Rooms: # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st	18 x 16		
Kitchen	1st	14 x 12		
Master Bedroom	1st	14 x 15		
Bedroom	1st	12 x 12		
Bedroom	1st	11 x 11		

Features

Architect Style: Conventional	Year Built: 1978/Public Records
Prop Condn: Fixer	
Basement: Yes, Other	
Heating: Forced Air	Cooling: Central Air
Fireplace: No	
Parking: 2.0/Attached Garage	
Construction: Aluminum Siding	Garage: Yes/2.0
Roof: Shingle	Carpport: No
Water: Public	Sewer: Public
Fence: No	Waterfront: No
Pool: No	

Remarks: **Attention investors, flippers, and savvy homeowners! This spacious 3-bedroom, 2-bath home in the heart of Scio Village offers 1,983 sq ft of potential and is priced significantly below market value. Situated on a 0.15-acre lot, this property is ready for renovation and has strong resale or rental potential once updated. Whether you're looking to build equity, flip for profit, or customize a home to your liking, this property is the perfect canvas. The layout includes a large living room, defined dining area, generously sized bedrooms, and a separate laundry room. The property needs work but offers solid bones and a functional layout.**

Agent/Broker Info

List Agent: **Scott Fader (2020006263)**
 Contact #: **888-227-1009**

List Office: **Joseph Walter Realty, LLC. (20317)**
 Office Phone: **888-227-1009**

LA Email: broker@josephwalterrealty.com Office Fax:
LA License #: **OH BRKP.2020006263** Brokerage Lic: 2020008974
Attrib Cnt: **888-227-1009, broker@josephwalterrealty.com**
Waived Agt: **No**

Showing

Electronic Lock Box: **No** Serial #:
Showing Contact: **(704) 286-8022** Type:
Showing Rqmts: **Appointment Only**
Showing Remarks: **Call or Text (704) 286-8022**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty: **No**
Listing Agreement: **Exclusive Agency** Listing Service: **Limited Service**
Listing Contract Date: **07/04/2025** Expiration Date: Purchase Contract Date:
Possession: **Negotiable (Possession)** Orig List Price: **\$73,000**
Special Listing Conditions: **Standard**
Online Bidding: **No**
List Terms: **Cash, Conventional**
Broker Remarks: **Limited-service listing – Seller provided all information – THIS SELLER HAS AN AIF or POA and may not match TAX INFO – PLEASE CALL SELLER FOR ACCESS, INFORMATION, OR OFFERS AT (704) 286-8022 – BATVAI – PLEASE DO NOT CALL OFFICE**

Prepared By: William F. Newell Information is Believed To Be Accurate But Not Guaranteed Date Printed: 12/10/2025 09:02 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5137154

155 E College St., Scio, OH 43988

156 E College St, Scio, OH 43988

MLS#: **5135866**
 Status: **Sold**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

Close Price: **\$40,000**
 List Price: **\$50,000**
 DOM/CDOM: **109/109**



List Dt Rec: **06/30/2025**
 Unit:
 County: **Harrison**

List Date: **06/30/2025**
 Contg Dt:
 Pend Dt: **10/16/2025**
 Off Mkt Dt: **10/16/2025**
 Close Dt: **10/28/2025**
 Exp Dt:

Parcel ID: **TX 21-0000384.000**
 Twp: **Scio Village**
 Subdiv: **Clarence P Cluster ADD**
 School Dist: **Harrison Hills CSD - 3402**
 Bedrooms: **3**
 Total Baths: **1 (1/0)**
 Yr Built: **1900/Other**
 Liv Area: **/NA/0**
 Acres: **0.16**
 Photo Opt Out: **No**

Stories: **2**
 Tot Stories:
 Levels: **Two**
 \$/SqFt:

Directions: **From Main St turn onto SR-646. Turn right onto College St. Home is on the Right. No sign**

Legal/Taxes

Taxes: **\$885** Tax Year: **2004** Assessment: **No** Homestead: **No**

Rooms/SqFt Information

Beds: 3	Main	Upper	Lower
Beds Main:	0		
Full Baths:	0	1	0
Half Baths:			
Laundry:	1	0	0

SqFt Approximate FINISHED/Source:
 Above Gr: **-**
 TOTAL: **0**
 Lot Information
 Lot Dim: **60x120**
 Lot Sz Src: **Realist**

Rooms: **6** # FP: **0**

Room	Level	Dimensions	Floors	Features
Bedroom	2nd	13 x 14		
Bedroom	2nd	12 x 13		
Kitchen	1st	13 x 9		
Living Room	1st	13 x 18		
Bathroom	2nd	11 x 9		
Bathroom	2nd	15 x 13		

Features

Architect Style: Colonial	Year Built: 1900/Other
Prop Condt: Actual YBT	
Basement: Yes, Partial, Sump Pump, Unfinished	
Heating: Forced Air, Gas	Cooling: None
Fireplace: No	
Patio/Porch: Porch	
Parking: 0.0/Driveway, No Garage	
Construction: Other	Garage: No/0.0
Roof: Asphalt/Fiberglass	Carport: No
Water: Public	Sewer: Public
Fence: No	Waterfront: No
Pool: No	

Remarks: **Charming Historic Home with Original Woodwork in Scio, Ohio Discover this affordable opportunity in Scio, OH! This 2-story home built in 1900 is full of timeless character and features original woodwork, hardwood floors, and a unique dual-staircase layout—one from the front entry and another from the kitchen, both with original handrails. Enjoy a large living room, formal dining area, and a kitchen with excellent flow—perfect for entertaining or future updates. The roof and furnace have been updated within the last 10 years, giving you a solid start for renovations. Located in Harrison County, this home is ideal for investors or those looking for a fixer-upper with good bones. Experience small-town charm, walkable streets, and peaceful rural living—all with modern conveniences within reach. Whether you're restoring its historic charm or creating your dream home, 156 College Street offers value, character, and potential.**

Agent/Broker Info

List Agent: Sarah E McDaniels (2020004575)	List Office: RE/MAX Edge Realty (20516)
Contact #: 330-933-5228	Office Phone: 330-409-4511
LA Email: sarahmcdaniels.realtor@gmail.com	Office Fax: 330-236-5102
LA License #: OH SAL.2020004575	Brokerage Lic: 2010000978
Attrib Cnt: sarahmcdaniels.realtor@gmail.com , 330-933-5228	
Waived Agt: No	
Buyer Agent: Non-Member Non-Member (9999)	Buyer Office: Non-Member (9999)

Contact #: **216-999-9999**
BA License #: **OH MLS.9999**

Office Phone: **216-999-9999**
Brokerage Lic:
Showing

Electronic Lock Box: **No** Serial #:
Showing Rqmts: **Use Showing Time Link**
Show Address to Client: **Yes**

Distribution
Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty: **No**
Listing Agreement: **Exclusive Agency** Listing Service: **Full Service**
Listing Contract Date: **06/30/2025** Expiration Date: Purchase Contract Date: **10/16/2025**
Possession: **Time of Transfer** Orig List Price: **\$60,000**

Special Listing Conditions: **Principal/NR**

Online Bidding: **No**

List Terms: **Cash, Conventional**

Broker Remarks: **home will not pass FHA, VA, or USDA**

Comparable Information

Close Date: **10/28/2025**

Close Price: **\$40,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$0**

Buyer Financing: **Cash**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 12/10/2025 09:02 AM

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MLS: 5135866

[156 E College St , Scio, OH 43988](#)

6080 Hill St SE, Amsterdam, OH 43903

MLS#: **5122532**
Status: **Sold**

Prop Type: **Residential**
Sub Type: **Single Family Residence**

Close Price: **\$50,000**
List Price: **\$49,900**
DOM/CDOM: **38/215**



List Dt Rec: **05/14/2025**
Unit:
County: **Carroll**

List Date: **05/13/2025**
Contg Dt:
Pend Dt: **06/18/2025**
Off Mkt Dt: **06/18/2025**
Close Dt: **06/20/2025**
Exp Dt:

Parcel ID: **TX 21-0000306.000 21-0000307.000 21-0000312.000 21-0000313.000 21-0000314.000**

Twp: **Loudon Twp**
Subdiv: **Homestead Allotment**
School Dist: **Edison LSD - 4102 (Jefferson)**

Bedrooms: **4**
Total Baths: **1 (1/0)**
Yr Built: **1963/Public Records**
Liv Area: **1560/NA/1560**
Acres: **0.76**
Photo Opt Out: **No**

Stories:
Tot Stories:
Levels: **Two**
\$/SqFt: **\$32.05**

Directions: **OH-164 S, Turn right OH-43 N/ Steubenville RD SE, Turn Right onto Oakdale Rd SE**

Legal/Taxes

Taxes: **\$1,253** Tax Year: **2024**
Legal: **LOT 42 ALEX HOMESTEAD**

Assessment: **No** Homestead: **No**

Rooms/SqFt Information

	Main	Upper	Lower
Beds: 4			
Beds Main:	0		
Full Baths:	1	0	0
Half Baths:			
Laundry:	1	0	0

SqFt Approximate FINISHED/Source:
Above Gr: **1,560/Auditors Website**
Below Gr: **-**
TOTAL: **1,560**

Lot Information
Lot Sz Src: **Auditors Website**

Rooms: **8** # FP: **0**

Features

Architect Style: Conventional	Year Built: 1963/Public Records
Prop Condtn: Actual YBT	
Basement: Yes, Full	
Heating: Forced Air, Gas	Cooling: Central Air
Fireplace: No	
Parking: Driveway	
Construction: Aluminum Siding	Garage: No
Roof: Asphalt/Fiberglass	Carport: No
Water: Well	Sewer: Septic
Fence: No	Waterfront: No
Pool: No	

Remarks: **Come see this home featuring 4 bedrooms 1 full bath home on just over .75 of an acre. Home has a newer furnace/AC, 5 parcels of land and woods, covered front and rear porches. Call today to see this home.**

Agent/Broker Info

List Agent: **Christopher L Williams (C2016005773)**
Contact #: **330-383-6153**
LA Email: **clwilliams09@hotmail.com**
LA License #: **OH SAL.2016005773**
Attrib Cnt: **clwilliams09@hotmail.com 330-383-6153**
Waived Agt: **No**

List Office: **River Valley Realty (C83838)**
Office Phone: **330-385-2288**
Office Fax: **330-385-4008**
Brokerage Lic: **2015001159**

Buyer Agent: **Michelle L DeCourcy (C2005003048)**
Contact #: **330-243-4060**
BA Email: **michelle.decourcy@gmail.com**
BA License #: **OH SAL.2005003048**

Buyer Office: **McInturf Realty (C13117)**
Office Phone: **330-364-6648**
Office Fax: **330-364-2355**
Brokerage Lic: **283232**

Showing

Electronic Lock Box: **No**
Showing Contact:
Show Address to Client: **Yes**

Serial #:
Type: **Showing Service**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
Listing Agreement: **Exclusive Right To Sell**
Listing Contract Date: **05/13/2025**

Owner Phone:
Expiration Date:

Owner Agent: **No** Warranty: **No**
Listing Service: **Full Service**
Purchase Contract Date: **06/18/2025**

Possession: **Time of Transfer**

Orig List Price: **\$49,900**

Special Listing Conditions: **Standard**

Submission for Purchase (Offer Link): <https://agent.res.net/Offers.aspx?-1797979>

Online Bidding: **No**

Broker Remarks: **all offers must contain preapproval / proof of funds and a copy of EM. signed docs**

Comparable Information

Close Date: **06/20/2025**

Close Price: **\$50,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$0**

Buyer Financing: **Cash**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 12/10/2025 09:02 AM

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MLS: 5122532

[6080 Hill St SE , Amsterdam, OH 43903](#)

117 E Main St, Jewett, OH 43986

MLS#: **5058173**
 Status: **Sold**

Prop Type: **Residential**
 Sub Type: **Single Family Residence**

Close Price: **\$82,000**
 List Price: **\$95,000**
 DOM/CDOM: **178/178**



List Dt Rec: **07/30/2024**
 Unit:
 County: **Harrison**

List Date: **07/30/2024**
 Contg Dt:
 Pend Dt: **01/02/2025**
 Off Mkt Dt: **01/02/2025**
 Close Dt: **01/24/2025**
 Exp Dt:

Parcel ID: **TX 24-0000306.000**
 Twp: **Rumley Twp**
 Subdiv: **Jewett**
 School Dist: **Harrison Hills CSD - 3402**
 Bedrooms: **4**
 Total Baths: **2 (2/0)**
 Yr Built: **1900/Owner**
 Liv Area: **/NA/0**
 Acres: **0.23**
 Photo Opt Out: **No**

Stories:
 Tot Stories:
 Levels: **Two**
 \$/SqFt:

Directions: **SR 151 in the middle of Jewett.**

Legal/Taxes

Taxes: **\$1,437** Tax Year: **2023** Assessment: **Yes** Homestead: **Yes**
 Legal: **LOT 35 117 E MAIN ST VOL 228/1090**

Rooms/SqFt Information

Beds: **4** **Main Upper Lower**
 Beds Main: **1**
 Full Baths: **1 1 0**
 Half Baths:
 Laundry: **1 0 0**

SqFt Approximate FINISHED/Source:
 Above Gr: -
 TOTAL: **0**
Lot Information
 Lot Sz Src: **Auditors Website**

Rooms: # FP: **0**

Room	Level	Dimensions	Floors	Features
Dining Room	1st	14 x 14		
Master Bedroom	1st	14 x 11		
Bedroom	2nd	15 x 13		
Bedroom	2nd	15 x 13		
Bedroom	2nd	15 x 14		
Bathroom	2nd	11 x 7		

Features

Architect Style: **Victorian** Year Built: **1900/Owner**
 Prop Condt: **Fixer**
 Basement: **Yes, Unfinished**
 Heating: **Gas, Hot Water/Steam** Cooling: **Window Unit(s)**
 Fireplace: **No**
 Patio/Porch: **Front Porch, Glass Enclosed**
 Parking: **2.0/Attached Garage, Driveway, Paved**
 Construction: **Vinyl Siding** Garage: **Yes/2.0**
 Roof: **Asphalt/Fiberglass, Metal** Carport: **No**
 Water: **Public** Sewer: **Public**
 Fence:
 Pool: **No** Waterfront: **No**

Remarks: **Diamond in the rough! A little TLC would make this Home Spectacular. 4 bedroom, 2 bath on a corner lot. Located not far from the village park. Original Hardwood Floors and woodwork. If you need more room the attic could be finished. One of the bedrooms has built ins as does the dining room, garage and sunroom were added around 1975. House was a former insurance agency. Room in front of the house were used as offices. Range, dishwasher, refrigerator, island and window A/C units stay. Electric box is 7 years old Not in flood plan.**

Agent/Broker Info

List Agent: Tanis Thompson (C2016003176)	List Office: Howard Hanna (C16438)
Contact #: 740-491-2036	Office Phone: 330-364-7761
LA Email: tanisthompson@howardhanna.com	Office Fax: 330-364-9549
LA License #: OH SAL.2016003176	Brokerage Lic: 189163
Attrib Cnt: tanisthompson@howardhanna.com 740-491-2036	
Waived Agt: No	
Buyer Agent: Tanis Thompson (C2016003176)	Buyer Office: Howard Hanna (C16438)
Contact #: 740-491-2036	Office Phone: 330-364-7761
BA Email: tanisthompson@howardhanna.com	Office Fax: 330-364-9549

BA License #: **OH SAL.2016003176**

Brokerage Lic: 189163
Showing

Electronic Lock Box: **No** Serial #:
Showing Contact: Type: **Listing Agent**
Showing Rqmts: **Use Showing Time Link**
Show Address to Client: **Yes**

Distribution
Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty: **No**
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **07/30/2024** Expiration Date: Purchase Contract Date: **01/02/2025**
Possession: **Time of Transfer** Orig List Price: **\$130,000**

Special Listing Conditions: **Resident Owned**

Online Bidding: **No**

List Terms: **Cash, Conventional**

Broker Remarks: **mineral rights go with sale Fireplace have been covered at the top not sure if it could be used. Hot water tank is rented. \$29 per month**

Comparable Information

Close Date: **01/24/2025**

Close Price: **\$82,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$2,400**

Buyer Financing: **Conventional**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

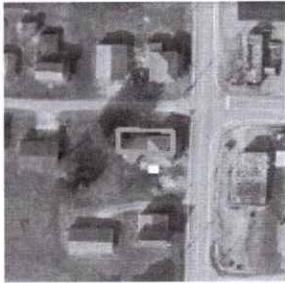
Date Printed: 12/10/2025 09:02 AM

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MLS: 5058173

[117 E Main St., Jewett, OH 43986](#)

Parcel



Parcel Number
19-0000063.000 (website)

Legal
LOT 26 ORIG N PT

Owner
HAUENSTEIN GARY L & TERRI L

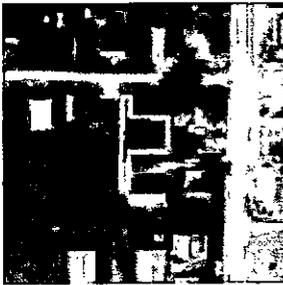
Location 📍
GERMANO RD (SR 9)

Acres
0.0000



Date ▲	Public	Style	Attached To	Notes
06/27/2023	N	General	Transfer on 06/27/2023	Transfer from HAUENSTEIN GARY L & TERRI L to HAUENSTEIN GARY L & TERRI L New Ownership: No
06/27/2023	N	General	Conveyance on 06/27/2023	BENEFICIARY: STEPHANIE SABO - VM
04/12/2023	N	Auditor	Parcel	23-017 BOARD DECIDED TO VIEW PROPERTY BEFORE MAKING A RECOMMENDATION -SB
02/21/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 2/21/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 890 890 310 310 2001 ANN. EQUAL 780 780 270 270 2004 ANN EQUAL 840 840 290 290 2007 ANN. EQUAL 890 890 310 310
07/31/2014	N	General	Parcel	OWNER: HAUENSTEIN GARY L & TERRI L JS, 1247 BRUSSEL RD NE, CARROLLTON OHIO 44615

Parcel



Parcel Number
19-000064.000 (website)

Legal
LOT 27 PT ORIG

Owner
HAUENSTEIN GARY L & TERRI L

Location 📍
GERMANO RD (SR 9)

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
06/27/2023	N	General	Transfer on 06/27/2023	Transfer from HAUENSTEIN GARY L & TERRI L to HAUENSTEIN GARY L & TERRI L New Ownership: No
06/27/2023	N	General	Conveyance on 06/27/2023	BENEFICIARY: STEPHANIE SABO - VM
04/12/2023	N	Auditor	Parcel	23-017 BOARD DECIDED TO VIEW PROPERTY BEFORE MAKING A RECOMMENDATION -SB
02/21/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 2/21/18 NO CHANGES ON CARD #1 & CARD #2. REAPP 19 JAA-VM **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 830 830 290 290 2001 ANN. EQUAL 720 720 250 250 2004 ANN EQUAL 780 780 270 270 2007 ANN. EQUAL 830 830 290 290
07/31/2014	N	General	Parcel	OWNER: HAUENSTEIN GARY L & TERRI L JS, GERMANO RD,

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
RL-REAR LOT	25X120X10	280.00	4.00	280	4,6		37.50		110
RL-REAR LOT	45X60X70	280.00	30.00	3,780	4		75.00		2,840
RL-REAR LOT	50X120X10	280.00	4.00	560	4,6		37.50		210
Total									3,160

Parcel 19-000064.000
 Property GERMANO RD (SR 9)
 Address
 District 19-LOUDON TWP-CARROLLTON EVSD
 Map Number 1912A-81.000
 Routing 12A
 Land Use 599-OTHER RESIDENTIAL STRUCTURES
 Class Residential
 Neighborhood 00019A-KILGORE VILLAGE-AV
 Living Area 0

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER	UNPAVED	
	WELL		

Dwelling								
Type	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed								
Units Converted								
Total Rooms								
Bed Rooms								
Family Rooms								
Dining Rooms								
Plumbing								
Full Baths								
Half Baths								
Extra Fixtures								
Total Floor Value								
Living Units Value								
Plumbing								
RecRoom								
Fireplace		Openings						Stacks
Linear Brick		Height						Length
Exterior Features								
Garage / Carport								
Base Value								
Grade		Code						Factor
Well / Septic								
Adjustment		Code						Factor
RCN Value								
Year		Built						
Depreciation %								
Observed %								
Depreciation Value								
RCNLD Value								
BOR		0						
Trend								0.00
Final Value								

Valuations			
Assessment		2024	2025
Appraised	Land	1,030	3,160
	Improvement	0	0
	Total	1,030	3,160
Assessed	Land	360	1,110
	Improvement	0	0
	Total	360	1,110
Land	Improvement	Total	

Owner HAUENSTEIN GARY L & TERRI L
 Legal LOT 27 PT ORIG



Permits					
Permit	Date	CD	Description	%	Amount



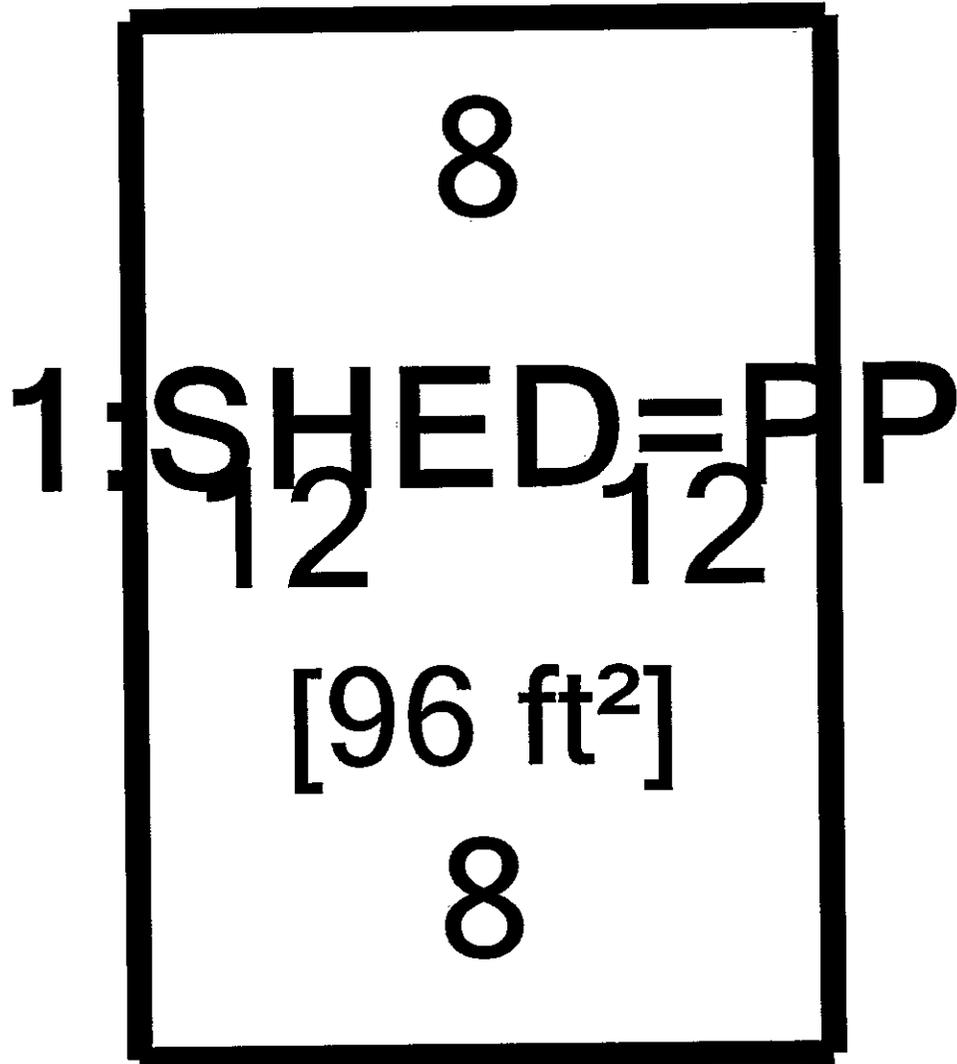
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	04PP-SHED-PP	8 X 12	96		0.00	0	1	100%			1999/ /1999	AV-0.00				0
Total																0

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
06/27/2023	HAUENSTEIN GARY L & TERRI L	0.00	AFFIDAVIT	N	7	N	571
07/31/2014	BOYD JOANNE K	38,000.00	FD	Y	4	N	410
03/17/2008	* NOT ON FILE *	0.00	AFFIDAVIT	N	4	N	1

ID	Description	Size
1	04PP	96

Notes

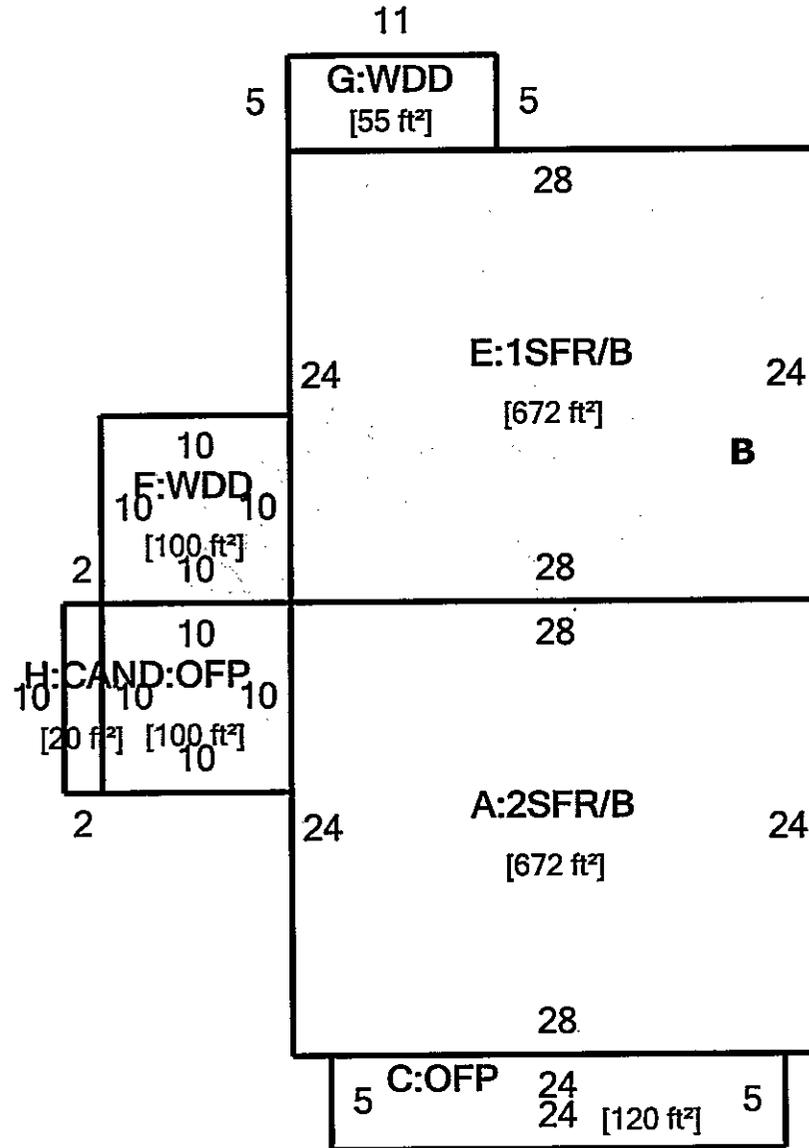
REVAL 2025 FIELD REVIEW BY SBT - VM
 REVAL 2025- ADDED SHED=PP 12/08/23 SBT
 CALL BACK - R : : E : 061311 : CB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP
 2/21/18 NO CHANGES ON CARD #1 & CARD #2.
 REAPP 19 JAA-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 830 830 290 290
 2001 ANN. EQUAL 720 720 250 250
 2004 ANN EQUAL 780 780 270 270
 2007 ANN. EQUAL 830 830 290 290



ID	Description	Size
A	2SFR/B	672
B	2CBASG	0
C	OFF	120
D	OFF	100
E	1SFR/B	672
F	WDD	100
G	WDD	55
H	CAN	20

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 REVAL 2025- CORR MSMTS FOR WDD ON SIDE &
 BACK OF DWLG, CORR MSMTS FOR OFF ON SIDE
 OF DWLG & ADDED CAN, CORR MSMTS OF 1SFR/B
 12/08/23 SBT
 CALL BACK - R : : 0 : 061311 : CB
 EQ04AGRES: 8% LAND 8% IMP 220 LAND 3360
 IMP
 2/18/15 REMOVING HOMESTEAD FOR TY15 BT
 3/31/16 REMOVE OWN OCC CREDIT TY16 BT REC
 ON 34-0000140.000
 2/21/18 ALL OFF'S ARE SCREENED. REAPP 19
 JAA-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 3230 37230 40460 1130 13030
 14160
 2001 ANN. EQUAL 2790 41990 44780 980
 14700 15680
 2004 ANN EQUAL 3010 45350 48360 1050
 15870 16920
 2007 ANN. EQUAL 3210 48280 51490 1120
 16900 18020



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	25X60	280.00	63.00	4,410	4,5		71.25		3,140
FRONT LOT - FRT/ACRES = '0', EF-FRT = '25.00', DPTH = '60', FCTR = '63', RATE = '130', EF									
Total									3,140

Parcel 19-000063.000
 Property GERMANO RD (SR 9)
 Address
 District 19-LOUDON TWP-CARROLLTON EVSD
 Map Number 1912A-86.000
 Routing 12A
 Land Use ' 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00019A-KILGORE VILLAGE-AV
 Living Area 0

Card 1

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER WELL	UNPAVED	

Dwelling							
Type	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed							
Units Converted							
Total Rooms							
Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths							
Half Baths							
Extra Fixtures							
Total Floor Value							
Living Units Value							
Plumbing							
RecRoom							
Fireplace							
Linear Brick		Openings		Stacks			
Exterior Features		Height		Length			
Garage / Carport							
Base Value							
Grade		Code		Factor			
Well / Septic							
Adjustment		Code		Factor			
RCN Value							
Year		Built	0	Rem		Eff	
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR			0				
Trend						0.00	
Final Value							

Valuations			
Assessment		2024	2025
Appraised	Land	1,230	3,140
	Improvement	0	0
	Total	1,230	3,140
Assessed	Land	430	1,100
	Improvement	0	0
	Total	430	1,100

Land Improvement Total

Owner HAUENSTEIN GARY L & TERRI L
 Legal LOT 26 ORIG N PT



Permits					
Permit	Date	CD	Description	%	Amount

Notes

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
Total																

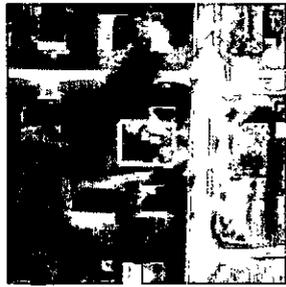
Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
06/27/2023	HAUENSTEIN GARY L & TERRI L	0.00	AFFIDAVIT	N	7	N	571
07/31/2014	BOYD JOANNE K	38,000.00	FD	Y	4	N	410
03/17/2008	* NOT ON FILE *	0.00	AFFIDAVIT	N	4	N	1

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 061311 : CB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP
 2/21/18 NO CHANGES REAPP 19 JAA-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 890 890 310 310
 2001 ANN. EQUAL 780 780 270 270
 2004 ANN EQUAL 840 840 290 290
 2007 ANN. EQUAL 890 890 310 310

Parcel



Parcel Number
19-0000062.000 (website)

Legal
LOT 26 PT ORIG

Owner
HAUENSTEIN GARY L & TERRI L

Location 
7135 GERMANO RD

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
06/27/2023	N	General	Transfer on 06/27/2023	Transfer from HAUENSTEIN GARY L & TERRI L to HAUENSTEIN GARY L & TERRI L New Ownership: No
06/27/2023	N	General	Conveyance on 06/27/2023	BENEFICIARY: STEPHANIE SABO - VM
04/24/2023	N	General	Adjustment on 04/24/2023	23-017 BOARD ADJ VALUE OF DWLG FR 85,010 TO 54,000, TOTAL VALUE FOR ALL 4 PARCELS (19- 0000062.000, 19- 0000063.000, 19- 0000064.000 & 19- 0000065.000) TY22/23/24 61,220 -SB
04/12/2023	N	Auditor	Parcel	23-017 BOARD DECIDED TO VIEW PROPERTY BEFORE MAKING A RECOMMENDATION -SB

Date ▲	Public	Style	Attached To	Notes
02/18/2015	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 220 LAND 3360 IMP 2/18/15 REMOVING HOMESTEAD FOR TY15 BT 3/31/16 REMOVE OWN OCC CREDIT TY16 BT REC ON 34-0000140.000 2/21/18 ALL OFP'S ARE SCREENED. REAPP 19 JAA-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 3230 37230 40460 1130 13030 14160 2001 ANN. EQUAL 2790 41990 44780 980 14700 15680 2004 ANN EQUAL 3010 45350 48360 1050 15870 16920 2007 ANN. EQUAL 3210 48280 51490 1120 16900 18020</p>
07/31/2014	N	General	Parcel	<p>OWNER: HAUENSTEIN GARY L & TERRI L J/S, 1247 BRUSSEL RD NE, CARROLLTON OHIO 44615</p>



7135

19-0000063.000

19-0000062.000

19-0000065.000

19-0000064.000

7139

19-0000303.000

19-0000304.000

19-0000304.001

76.000

.000



7135

19-0000063.000

19-0000052.000

19-0000065.000

19-0000064.000

7139

19-0000303.000

19-0000301.000

19-0000304.001

7130

.000

9

9

9