

RECEIVED

JAN 08 2025

AUDITOR'S OFFICE
CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-013
County CARROLL Date received 11/8/2024

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

1. Owner of property		RTC PLFD LLC.		4280 Fairground Rd, Atwater OH 44201	
2. Complainant if not owner					
3. Complainant's agent		Patrick Franze		Same	
4. Telephone number and email address of contact person 330-877-4923 LmFranze@aol.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		
31-0000599.000			Irish Rd NW, Magnolia OH 44643		
31-0000595.000			3234 Magnolia Rd NW, Magnolia, OH 44643		
31-0000605.004			3184 Magnolia Rd NW, Magnolia, OH 44643		
7. Principal use of property <u>Woodland</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		
31-0000599-000	169,137	220,630	- 51,493.00		
31-0000595.000	36,587	48,990	- 12,403.00		
31-0000605.004	1,044,435	1,498,800	- 454,365.00		
9. The requested change in value is justified for the following reasons: The land increased 67.35%, 67.37% and 70.95% respectively. We believe that a more fair increase would be 25% increase, all previous increases were much less than what we are requesting. Thank you for your time.					



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 12-18-25 Complainant or agent (printed) Patrick L. Franze title (if agent) Partner

Complainant or agent (signature) *Patrick L. Franze*

Sworn to and signed in my presence, this 18th day of December 2026
(Date) (Month) (Year)

Notary *Lisa M Franze*



LISA M FRANZE
Notary Public, State of Ohio
My Commission Expires
March 25, 2028



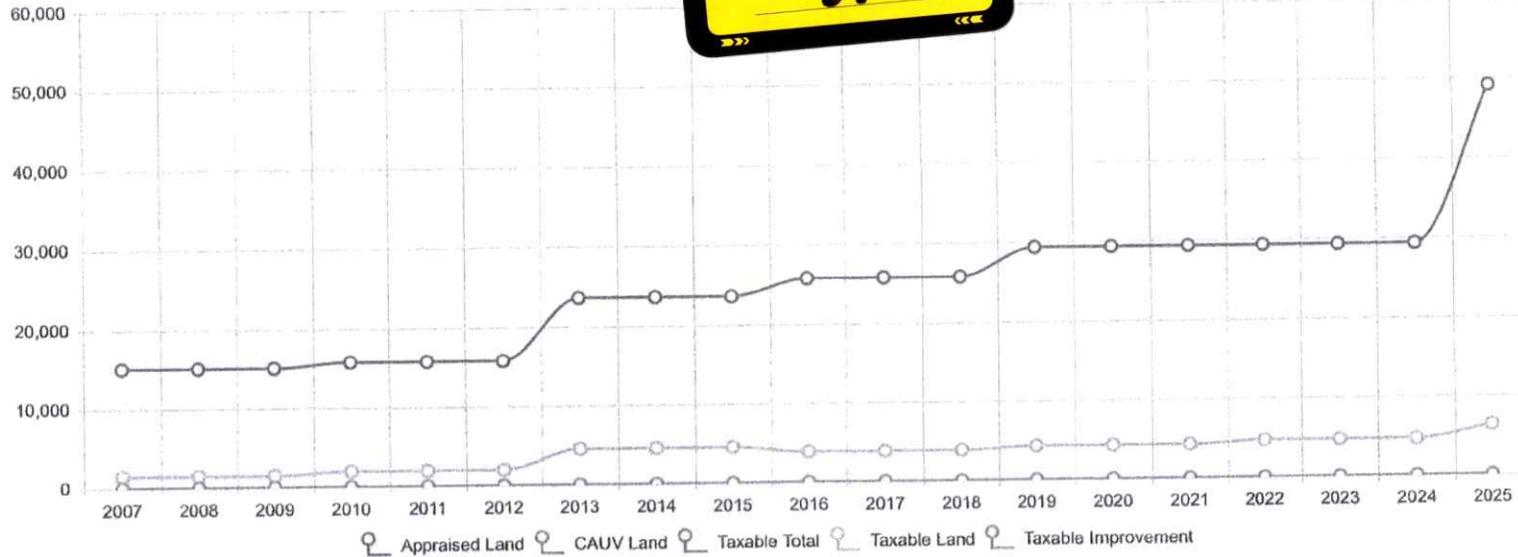
Parcel Number
31-0000595.000

Legal Description
7 16 29 PT NW 12.5153A

Location
3234 MAGNOLIA RD

Owner
RTC PLFJ LLC

Acres
12.5200



Value History

Tax Year	Land Use	Appraised Land	CAUV Land	Taxable Land	Taxable Improvement	Taxable Total
2025*	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	48,990 <i>25% 36,587</i> ↑ 19,720 (67.37%)	<i>3912/</i> 6,380 ↑ 1,690 (36.03%)	6,380 ↑ 1,690 (36.03%)	0	6,380 ↑ 1,690 (36.03%)
2024	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	29,270	4,690	4,690	0	4,690
2023	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	29,270 <i>2337/</i>	4,690	4,690	0	4,690
2022	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	29,270 ↓ -10 (-0.03%)	4,690 ↑ 420 (9.84%)	4,690 ↑ 420 (9.84%)	0	4,690 ↑ 420 (9.84%)
2021	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	29,280	4,270	4,270	0	4,270

Screenshot



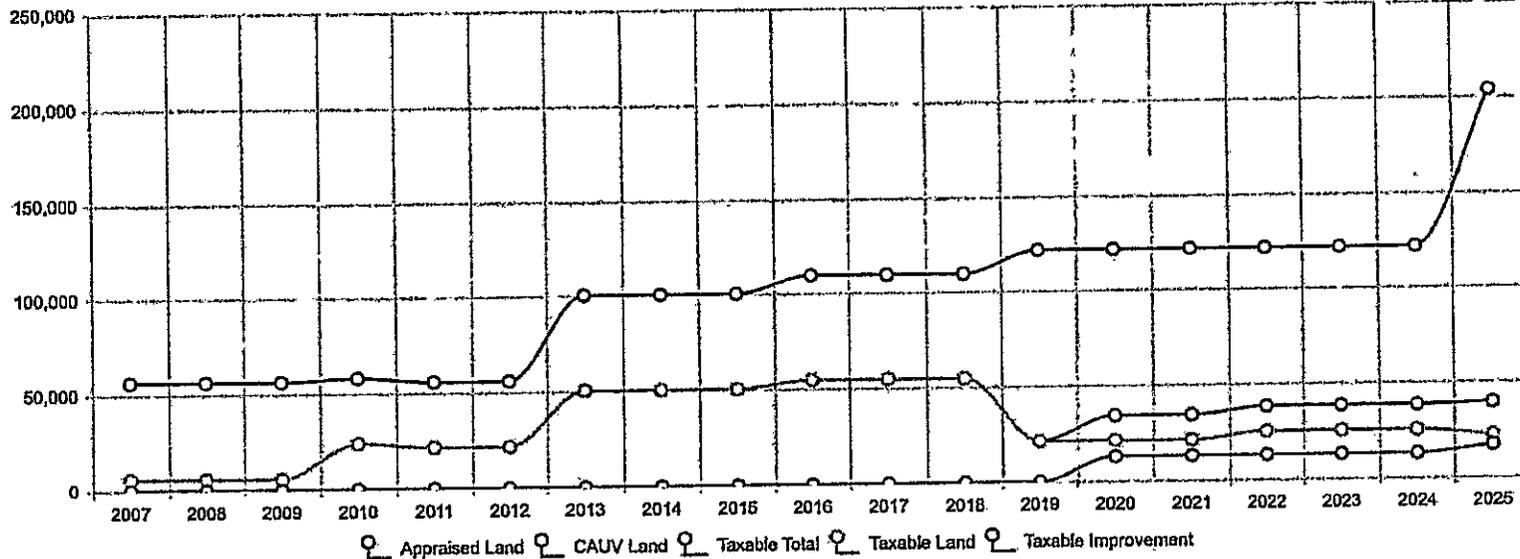
Parcel Number
31-0000599.000

Legal Description
7 16 23 W1/2 NW 53.5813A

Location
IRISH RD NW

Owner
RTC PLFJ LLC

Acres
53.5813



Value History

Tax Year	Land Use	Appraised Land	CAUV Land	Taxable Land	Taxable Improvement	Taxable Total
2025*	199-OTHER AGRICULTURAL USE "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	203,480 ↑ 81,890 (87.36%) 51,987 25%	22,280 ↓ -3,090 (-12.18%) 25,370	22,280 ↓ -3,090 (-12.18%)	17,150 ↑ 4,160 (32.02%)	39,430 ↑ 1,070 (2.79%)
2024	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	121,590	25,370	25,370	12,990	38,360
2023	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	121,590	25,370	25,370	12,990	38,360
2022	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	121,590	25,370 ↑ 4,080 (19.22%)	25,370 ↑ 4,080 (19.22%)	12,990	38,360 ↑ 4,090 (11.93%)
2021	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	121,590	21,280	21,280	12,990	34,270

System Preferences



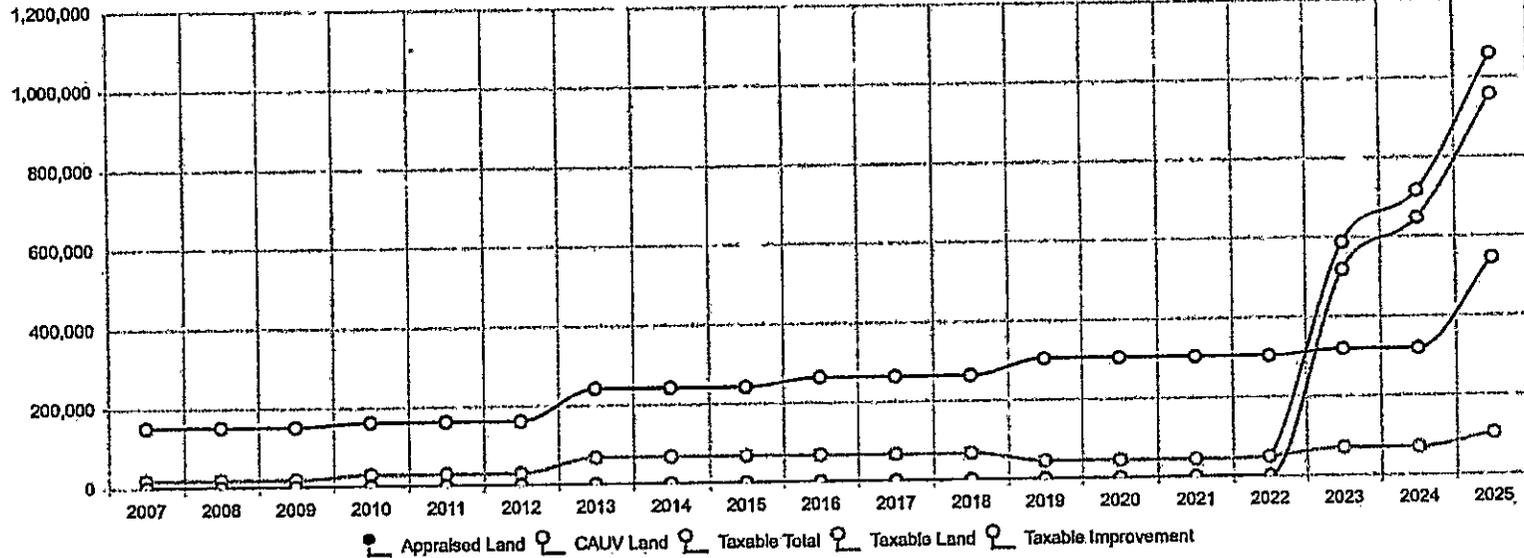
Parcel Number
31-0000605.004

Legal Description
7 16 29 NE1/4 125.4742A

Location
3184 MAGNOLIA RD NW

Owner
RTC PLFJ.LLC

Acres
125.4700 $6.000 = 752,220$



Value History

Tax Year	Land Use	Appraised Land	CAUV Land	Taxable Land	Taxable Improvement	Taxable Total
2025	111-CASH-GRAIN OR GENERAL FARM, QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE	543,870 <i>25% = 297,175</i>	103,270 <i>4.98%</i>	103,270	954,930	1,058,200
		↑ 225,730 (70.95%)	↑ 34,590 (50.38%)	↑ 34,590 (50.38%)	↑ 308,170 (47.85%)	↑ 342,760 (47.91%)
2024	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	318,140 <i>2535/</i>	68,680	68,680	646,760	715,440
		↑ 15,570 (5.15%)	↑ 20,720 (43.20%)	↑ 20,720 (43.20%)	↑ 517,410 (100%)	↑ 538,130 (112.04%)
2023	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	318,140	68,680	68,680	517,410	586,090
		↑ 15,570 (5.15%)	↑ 20,720 (43.20%)	↑ 20,720 (43.20%)	↑ 517,410 (100%)	↑ 538,130 (112.04%)
2022	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	302,570 <i>2411/</i>	47,960	47,960	0	47,960
		↓ -20 (-0.01%)	↑ 3,710 (8.38%)	↑ 3,710 (8.38%)		↑ 3,710 (8.38%)
2021	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	302,590	44,250	44,250	0	44,250

Screenshot

Parcel

**Parcel Number**

31-0000605.004 (website)

Legal

7 16 29 NE1/4 125.4742A

Owner

RTC PLFJ LLC

Location (2)3184 MAGNOLIA NW RD
MAGNOLIA OH 44643**Acres**

125.4700

Programs

CAUV



Date ▲	Public	Style	Attached To	Notes
09/30/2024	N	General	Parcel	BOR #24-001 BOARD DENIED REQUEST OF CURRENT MARKET VALUE 835,550 TO 650,000. MAILED THE REQUEST FOR A HEARING BACK LATE SET A DATE AND TIME FOR BOR HEARING, NO SHOW. DENIED -KK
06/06/2024	N	General	Parcel	PER FIELD REVIEW 6/5/24 BY KAK - DWLG 100% COMPLETE - SENT VALUE CHANGE NOTICE TY24 - VM
06/28/2023	N	General	Parcel	PER FIELD REVIEW 6/22/23 - DWLG 80% COMPLETE. ADDED 1A HOMESITE - SENT VALUE CHANGE NOTICE TY23 - VM RCK24 - DWLG COMPLETION. CALL OWNER TO SET UP APPT.
06/21/2023	N	Auditor	Parcel	LISA FRANZE CALLED AND STATED THAT THERE WOULD BE WORKERS AT THE HOUSE TOMORROW IF THE APPRAISERS ARE ABLE TO GO TOMORROW. SHE WOULD LIKE THE APPRAISERS TO CALL HER HUSBAND PAT 330-352-6958. 45 MINUTES BEFORE THEY GO - I HAVE EMAILED TERRY FROM CLEMENSHAW - VM

Date ▲	Public	Style	Attached To	Notes
06/14/2023	N	General	Parcel	PER REAPPRAISAL TEAM - PROPERTY IS GATED. I AM SENDING A LETTER REQUESTING THE OWNERS CALL THE OFFICE TO SET UP A TIME FOR THE REAPPRAISAL TEAM TO GO AND MEASURE THE NEW DWLG - VM
05/02/2022	N	General	Relocate on 05/02/2022	PER REGIONAL PLANNING NEW HOUSE # ISSUED FOR DWLG - 3234 MAGNOLIA RD NW MAGNOLIA OH - VM
09/16/2021	N	General	Transfer on 09/16/2021	Transfer from FRANZE PATRICK & LISA M to RTC PLFJ LLC New Ownership: Yes
01/15/2021	N	General	2021 CAUV	RECEIVED CAUV INITIAL APP. THEY MUST HAVE THEIR OWN WSMP FOR THESE PARCELS. THEY ARE UNABLE TO USE THE PREVIOUS OWNERS - SENT LETTER - VM
07/16/2020	N	General	Parcel	PER FIELD REVIEW 7/13/2020 - GATED DRIVEWAY - SENT GATED LETTER REQUESTING THEY CALL AND SET UP AN APPT TO WALK THROUGH WITH FIELD REVIEWER - VM 7/21/2020 - MR. FRANZE CALLED GIVING ME HIS PHONE NUMBER FOR THE FIELD REVIEWER TO CALL. I EXPLAINED TO HIM THAT WE DID NOT HAVE THE CABIN ON HIS TAX CARD - VM
04/22/2020	N	General	Transfer on 04/22/2020	Transfer from GORDON JAMES W to FRANZE PATRICK & LISA M New Ownership: Yes
01/01/2019	N	General	2019 CAUV	APPLICATION #: 3114

Date ^	Public	Style	Attached To	Notes
08/15/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 10040 LAND 0 IMP VACANT FOR TY04 PER JCM 6/6/05 TK VACANT 2005, 2006 NO RECHECK JM 4/17/06 TK 8/15/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 92600 92600 32410 32410 2001 ANN. EQUAL 125470 125470 43910 43910 2004 ANN EQUAL 135510 135510 47430 47430 2007 ANN. EQUAL 150570 150570 52700 52700
12/14/1995	N	General	Parcel	OWNER: GORDON JAMES W, 3184 MAGNOLIA NW, MAGNOLIA

Parcel



Parcel Number

31-0000595.000 (website)

Legal

7 16 29 PT NW 12.5153A

Owner

RTC PLFJ LLC

Location (2)

3234 MAGNOLIA RD
MAGNOLIA OH 44643

Acres

12.5200

Programs

CAUV

Date ▲	Public	Style	Attached To	Notes
06/05/2023	N	General	Parcel	PER FIELD REVIEW 5/26/23 - NO NEW BLDGS; NO RECHECK - VM
09/16/2021	N	General	Transfer on 09/16/2021	Transfer from FRANZE PATRICK & LISA M to RTC PLFJ LLC New Ownership: Yes
01/15/2021	N	General	2021 CAUV	RECEIVED CAUV INITIAL APP. THEY MUST HAVE THEIR OWN WSMP FOR THESE PARCELS. THEY ARE UNABLE TO USE THE PREVIOUS OWNERS - SENT LETTER - VM
04/22/2020	N	General	Transfer on 04/22/2020	Transfer from GORDON JAMES W & BEVERLY ANN to FRANZE PATRICK & LISA M New Ownership: Yes
01/01/2019	N	General	2019 CAUV	APPLICATION #: 3114
07/29/1997	N	General	Transfer on 07/29/1997	Transfer from * NOT ON FILE * to GORDON JAMES W & BEVERLY ANN New Ownership: No
07/29/1997	N	General	Parcel	OWNER: GORDON JAMES W & BEVERLY ANN, 3234 & 3244 MAGNOLIA RD, MAGNOLIA OHIO

Date ▲	Public	Style	Attached To	Notes
10/09/1987	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 1260 LAND 0 IMP **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 15710 15710 5500 5500 2001 ANN. EQUAL 15710 15710 5500 5500 2004 ANN EQUAL 16970 16970 5940 5940 2007 ANN. EQUAL 15020 15020 5260 5260

Parcel



Parcel Number

31-0000599.000 (website)

Legal

7 16 23 W1/2 NW 53.5813A

Owner

RTC PLFJ LLC

Location 

IRISH NW RD
MAGNOLIA OH 44643

Acres

53.5813

Programs

CAUV

Date ▲	Public	Style	Attached To	Notes
09/16/2021	N	General	Transfer on 09/16/2021	Transfer from FRANZE PATRICK & LISA M to RTC PLFJ LLC New Ownership: Yes
01/15/2021	N	General	2021 CAUV	RECEIVED CAUV INITIAL APP. THEY MUST HAVE THEIR OWN WSMP FOR THESE PARCELS. THEY ARE UNABLE TO USE THE PREVIOUS OWNERS - SENT LETTER - VM
08/07/2020	N	General	Parcel	PUT THE CABIN, OPEN PORCH & GARAGE BUILT DATE AS 2000. UNSURE IF THIS IS CORRECT. LOOKED AT 2007 PARCEL CARDS AND THE BUILDINGS WERE PRESENT AT THAT TIME. - VM
08/07/2020	N	General	Parcel	PER FIELD REVIEW - SEE ATTACHED - SENT VALUE CHANGE LETTER - VM
05/19/2020	N	General	Parcel	RECEIVED WORKSHEET BACK 5-13-2020. ADDED 50X25 CABIN & 12 X 12 GARAGE. SENT VALUE CHANGE LETTER TY2020 - VM
05/05/2020	N	General	Parcel	SENT LETTER REQUESTING DIMENSIONS AND INFORMATION ON CABIN, GARAGE, LEAN-TO & SHED (SEE ATTACHED) VM

Date ▲	Public	Style	Attached To	Notes
04/22/2020	N	General	Transfer on 04/22/2020	Transfer from GORDON JAMES W to FRANZE PATRICK & LISA M New Ownership: Yes
01/01/2019	N	General	2019 CAUV	APPLICATION #: 3114
06/23/2011	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 4510 LAND 0 IMP 6/23/11 SP 2.760A (VAC) TO 31-0000599.002 FOR TY11 LB 7/20/18 REAPP 19 BN-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 41570 41570 14550 14550 2001 ANN. EQUAL 56340 56340 19720 19720 2004 ANN EQUAL 60850 60850 21300 21300 2007 ANN. EQUAL 56340 56340 19720 19720
06/23/2011	N	General	Parcel	OWNER: GORDON JAMES W, 3244 MAGNOLIA RD NW, MAGNOLIA OHIO



31-0000605,001

31-0000605,004

EXHIBIT
5

31-0000605,002

31-0000605,005

3153

3168

3154

184

31,71

542

3239

31-0000595.001

31-0000595.000

3215

3234

3213

31-0000595.002

542

31-0003280.005

3184

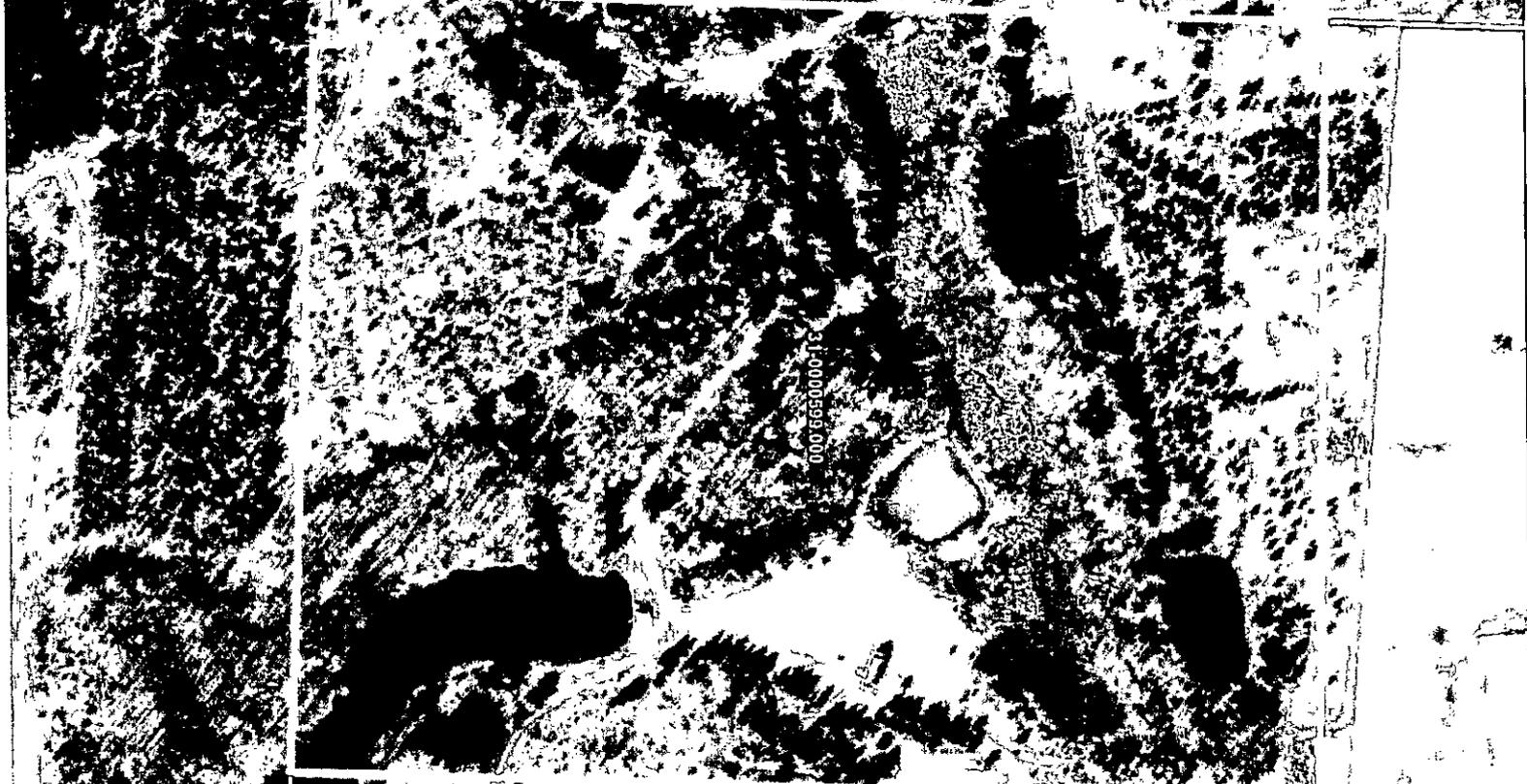
3171



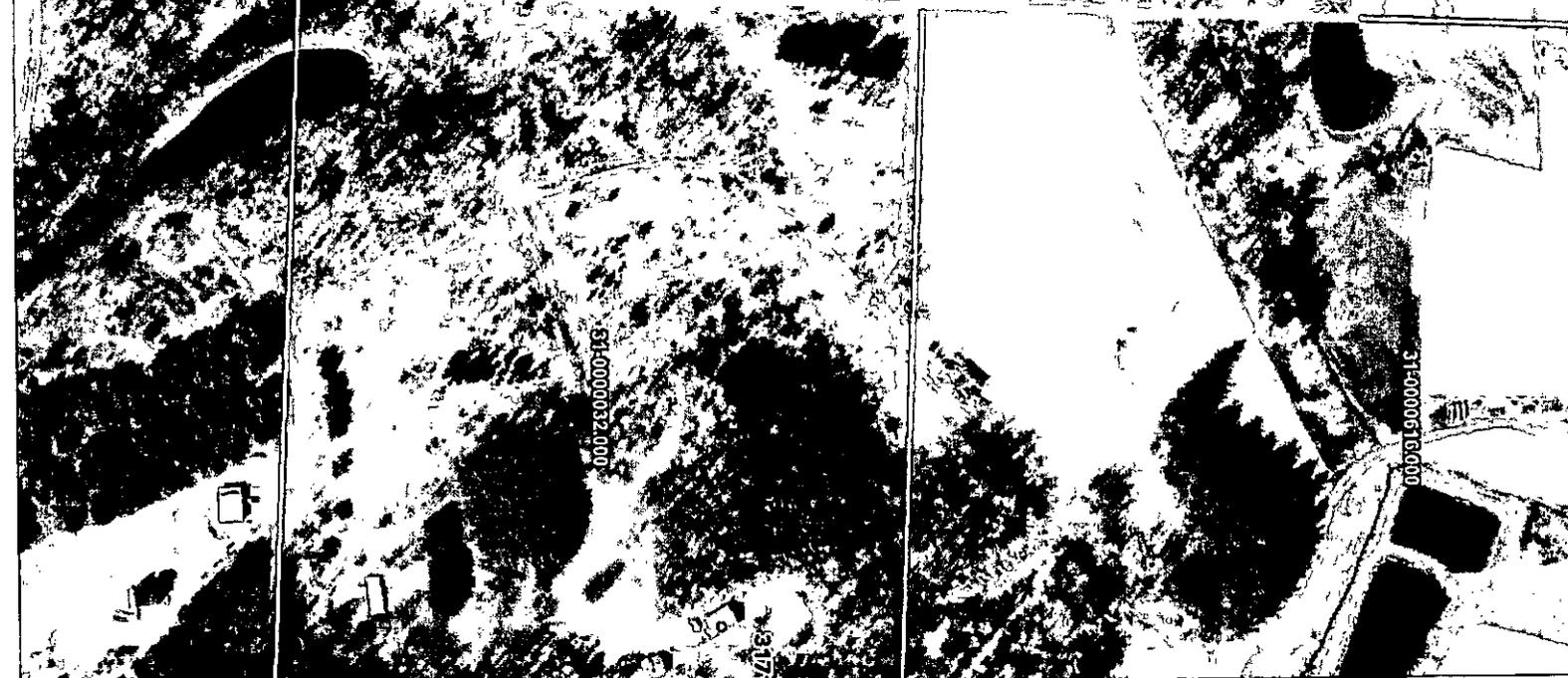




19:005



31-0000595.000



31-0000032.000

31-0000616.000

3:074

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	10.8740	4,100.00		44,583					44,580
	AGUSE - ACRES = '10.8740', SYMBOL = 'C', MKT/AC = '2450', MARKET = '26650'.								
RD-ROAD	0.5710	0.00		0					0
	MARKET - ACRES = '0.5710', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.								
W-WOODLAND	1.0750	4,100.00		4,408					4,410
	AGUSE - ACRES = '1.0750', SYMBOL = 'W', MKT/AC = '2450', MARKET = '2630'.								
Total	12.5200								48,990

Parcel 31-0000595.000
 Property 3234 MAGNOLIA RD
 Address MAGNOLIA OH 44643
 District 31-ROSE TWP-SANDY VALLEY LSD
 Map Number 30029-22.000
 Routing 29
 Land Use 110-AGRICULTURAL VACANT LAND "QUALIFIED FOR
 Class Agriculture
 Neighborhood 00031-ROSE SANDY VALLEY SD-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		

Valuations			
Assessment		2024	2025
Appraised	Land	29,270	48,990
	Improvement	0	0
	Total	29,270	48,990
Assessed	Land	10,240	17,150
	Improvement	0	0
	Total	10,240	17,150
Land	Improvement	Total	

Owner RTC PLFJ LLC
 Legal 7 16 29 PT NW 12.5153A



Permits					
Permit	Date	CD	Description	%	Amount

Notes



Type	Dwelling						
	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							
Exterior Features							
Garage / Carport							
Base Value							
Grade							
Well / Septic							
Adjustment							
RCN Value							
Year							
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR							
Trend							
Final Value							



Openings Height Stacks Length
 Code Factor
 Code Factor
 total value x multiplier
 Built 0 Rem Eff

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

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/16/2021	FRANZE PATRICK & LISA M	0.00	QUIT CLAIM DEED	N	3	N	699
04/22/2020	GORDON JAMES W & BEVERLY ANN	719,700.00	WARRANTY DEED	Y	3	N	220
07/29/1997	* NOT ON FILE *	16,000.00	WARRANTY DEED	N	1	N	1

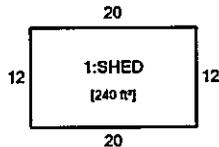
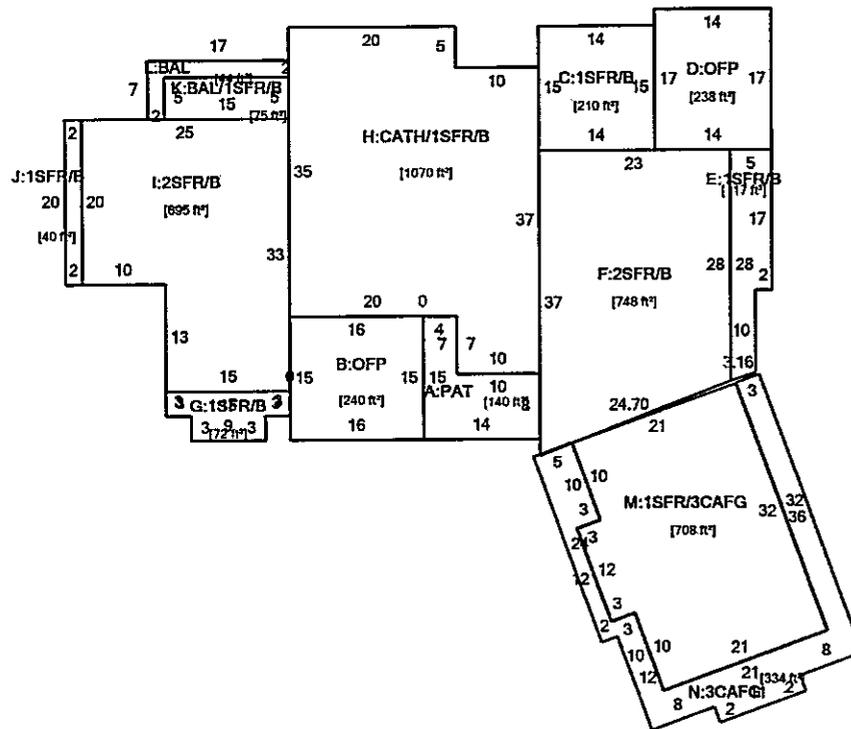
ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 080911 : MB
 EQ04AGRES: 8% LAND 8% IMP 1260 LAND 0 IMP
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 15710 15710 5500 5500
 2001 ANN. EQUAL 15710 15710 5500 5500
 2004 ANN EQUAL 16970 16970 5940 5940
 2007 ANN. EQUAL 15020 15020 5260 5260

6/5/23 - PER FIELD REVIEW 5/26/23 - NO NEW
 BLDGS; NO RECHECK -VM

ID	Description	Size
A	PAT	140
B	OPF	240
C	1SFR/B	210
D	OPF	238
E	1SFR/B	117
F	2SFR/B	748
G	1SFR/B	72
H	CATH/1SFR/B	1,070
I	2SFR/B	695
J	1SFR/B	40
K	BAL/1SFR/B	75
L	BAL	44
M	1SFR/3CAFG	708
N	3CAFG	334
1	04	240



Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- ADDED SHED 1/9/24 SBT
 CALL BACK - R : : E : 080911 : MB
 EQ04AGRES: 8% LAND 8% IMP 10040 LAND 0 IMP
 VACANT FOR TY04 PER JCM 6/6/05 TK
 VACANT 2005, 2006 NO RECHECK JM 4/17/06 TK
 8/15/18 REAPP 19 RF-VM
 ***** TRUE CASH VALUE ***** ASSESSED
 VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 92600 92600 32410 32410
 2001 ANN. EQUAL 125470 125470 43910 43910
 2004 ANN EQUAL 135510 135510 47430 47430
 2007 ANN. EQUAL 150570 150570 52700 52700

7/16/2020 - PER FIELD REVIEW 7/13/2020 -
 GATED DRIVEWAY - SENT GATED LETTER
 REQUESTING THEY CALL AND SET UP AN APPT TO
 WALK THROUGH WITH FIELD REVIEWER - VM
 9/30/2020 - CABIN SITS ON 31-0000599.000 -
 VM

6/28/23 - PER FIELD REVIEW 6/22/23 - DWLG
 80% COMPLETE. ADDED 1A HOMESITE - SENT
 VALUE CHANGE NOTICE TY23 - VM
 RCK24 - DWLG COMPLETION. CALL OWNER TO SET
 UP APPT.

6/6/24 - PER FIELD REVIEW 6/5/24 BY KAK -
 DWLG 100% COMPLETE - SENT VALUE CHANGE

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	7.2980	4,100.00		29,922					29,920
AGUSE - ACRES = '7.2980', SYMBOL = 'C', MKT/AC = '2450', MARKET = '17880'.									
SA-SMALL ACREA*	3.9510	0.00		0					0
MARKET - ACRES = '3.9510', SYMBOL = 'LP-LAKE / POND', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	42.3323	4,100.00		173,562					173,560
AGUSE - ACRES = '42.3323', SYMBOL = 'W', MKT/AC = '2450', MARKET = '103710'.									
Total	53.5813								203,480

Parcel 31-0000599.000
 Property IRISH NW RD
 Address MAGNOLIA OH 44643
 District 31-ROSE TWP-SANDY VALLEY LSD
 Map Number 30023-08.000
 Routing 23
 Land Use 199-OTHER AGRICULTURAL USE "QUALIFIED FOR CURRENT
 Class Agriculture
 Neighborhood 00031-ROSE SANDY VALLEY SD-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	total value x	multipler			
Depreciation %			0 Rem	Eff			
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							



Valuations			
Assessment		2024	2025
Appraised	Land	121,590	203,480
	Improvement	12,990	17,150
	Total	134,580	220,630
Assessed	Land	42,560	71,220
	Improvement	4,550	6,000
	Total	47,110	77,220

Land Improvement Total
 Owner RTC PLFJ LLC
 Legal 7 16 23 W1/2 NW 53.5813A



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 MML	DEPR OBS	BOR	Trend	Final Value
3	34-CABIN	20 X 21	420		38.58	16,204	1	100%			2000/ /2000	AV-45.00				8,910
4	09-OPEN PORCH	19 X 10	190		18.00	3,420	1	100%			2000/ /2000	AV-45.00				1,880
5	02F-DET FRAME GA*	20 X 21	420		27.55	11,570	1	100%			2000/ /2000	AV-45.00				6,360
6	04PP-SHED=PP	8 X 10	80		0.00	0	1	100%			2008/ /2008	AV-0.00				0
7	04PP-SHED=PP	12 X 10	120		0.00	0	1	100%			2000/ /2000	AV-0.00				0
Total															17,150	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/16/2021	FRANZE PATRICK & LISA M	0.00	QUIT CLAIM DEED	N	3	N	699
04/22/2020	GORDON JAMES W	719,700.00	WARRANTY DEED	Y	3	N	220
06/23/2011	* NOT ON FILE *	0.00	WARRANTY DEED	N	1	N	351

ID	Description	Size
3	34	420
4	09	190
5	02F	420
6	04PP	80
7	04PP	120

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025 -CORR POLE GARAGE TO FRAME
 1/8/24 SBT
 CALL BACK - R : : E : 080511 : MB
 EQ04AGRES: 8% LAND 8% IMP 4510 LAND 0 IMP
 6/23/11 SP 2.760A (VAC) TO 31-0000599.002
 FOR TY11 LB
 7/20/18 REAPP 19 BN-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 41570 41570 14550 14550
 2001 ANN. EQUAL 56340 56340 19720 19720
 2004 ANN EQUAL 60850 60850 21300 21300
 2007 ANN. EQUAL 56340 56340 19720 19720
 SENT LETTER REQUESTING DIMENSIONS AND
 INFORMATION ON CABIN, GARAGE, LEAN-TO &
 SHED (SEE ATTACHED) VM
 RECEIVED WORKSHEET BACK 5-13-2020. ADDED
 50X25 CABIN & 12 X 12 GARAGE. SENT VALUE
 CHANGE LETTER TY2020 - VM

8/7/2020 - PER FIELD REVIEW - SEE ATTACHED
 - SENT VALUE CHANGE LETTER - VM
 8/7/2020 - PUT THE CABIN, OPEN PORCH &
 GARAGE BUILT DATE AS 2000. UNSURE IF THIS
 IS CORRECT. LOOKED AT 2007 PARCEL CARDS
 AND THE BUILDINGS WERE PRESENT AT THAT
 TIME. - VM

