

Tax year ~~2024~~ 2025 BOR no. 26-032
 County Carroll Date received 2/4/26

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Oak Ridge Campground	4105 Fresno Rd. NW Carrollton, OH. 44615	
2. Complainant if not owner	Brandon Huffman	1145 Avalon Rd. NW Carrollton, OH. 44615	
3. Complainant's agent			
4. Telephone number and email address of contact person	Kristopher or Amy Schmid 904-622-6827 kristopherschmid@gmail.com (owner), Brandon Huffman 330-418-8418 abccampground@gmail.com (complainant)		
5. Complainant's relationship to property, if not owner	neighboring border connected properties		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
15-0000353.001	4105 Fresno Rd. NW Carrollton, OH. 44615		
7. Principal use of property	Commercial Campground		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0-			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
15-0000353.001	1,260,000	242,607	1,017,393
9. The requested change in value is justified for the following reasons: Valid sale for market value of \$1,260,000 in 2024. Renovations within "rec hall" by new owner including added living quarters and updates. Business is thriving which is awesome for our area IF they are contributing like ALL other property owners. They are currently taxed on less then 20% of purchase price (market value likely even higher now). If this property is truly only valued at \$242,607 then it should be devalueing the rest of the border properties tax rates.			



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 02/02/2024
 and sale price \$ 1,260,000 ; 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 2024 and total cost \$ 100,000?

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

RECEIVED
FEB 04 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH

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 Feb 4th 2026 Complainant or agent (printed) Brandon Hoffman Title (if agent) _____

Complainant or agent (signature) Brandon Hoffman

Sworn to and signed in my presence, this 4th day of Feb 2026
(Date) (Month) (Year)

Notary Bradley Eick



BRADLEY EICK
Notary Public
State of Ohio
My Comm. Expires
November 17, 2026

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number Beacon Title Agency 4505 Stephen Circle NW Suite 104 Canton, OH 44718 United States of America (330) 492-3090		1 Date of closing January 31, 2024	OMB No. 1545-0997 Form 1099-S (Rev. January 2022) For calendar year 2024	Proceeds From Real Estate Transactions
		2 Gross proceeds \$1,260,000.00		
FILER'S TIN 46-5665023	TRANSFEROR'S TIN	3 Address (including city, state, and ZIP code) or legal description 4105 Fresno Road Northwest Carrollton, OH 44615		Copy B For Transferor This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name The Arthur and Connie Huffman Irrevocable Trust, dated December 27, 2016 Street address (including apt. no.)		4 Transferor received or will receive property or services as part of the consideration (if checked) ▶ <input type="checkbox"/>		
City or town, state or province, country, and ZIP or foreign postal code		5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) ▶ <input type="checkbox"/>		
Account number (see instructions) 70353		6 Buyer's part of real estate tax \$0.00		

Form **1099-S** (Rev. 1-2022)

(keep for your records)

www.irs.gov/Form1099S

Department of the Treasury - Internal Revenue Service



Parcel: 15-0000353.001

Year: 2026

STACI BRADY

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name	OAK RIDGE CAMPGROUND		Taxpayer	OAK RIDGE CAMPGROUND	
Owner	OAK RIDGE CAMPGROUND 4105 FRESNO RD NW CARROLLTON OH 44615-8252			4105 FRESNO RD NW CARROLLTON OH 44615-8252	
Tax District	15-HARRISON TWP-CARROLLTON EVSD		Land Use	416-COMMERCIAL CAMP GROUNDS	
			Class	Commercial	
School District	CARROLLTON EVSD		Subdivision		
Neighborhood	00015-HARRISON CARROLLTON SD		Legal	6 15 27 PT NE 24.577A EX O/G ONLY	
Location	4105 FRESNO RD		1527A-16.000	Routing Number	27A
CD Year		Map Number	02/02/2024	Sales Amount	1,260,000.00
Acres	24.5770	Sold			

VALUE

District	15-HARRISON TWP-CARROLLTON EVSD	
Land Use	416-COMMERCIAL CAMP GROUNDS	
Enrolled Programs		
	Appraised	Assessed
Land	95,170	33,310
Improvement	147,437	51,600
Total	242,607	84,910
CAUV	N	0
Homestead	N	0
OOCC	N	0
Taxable	242,607	84,910

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	33.00	33.00	66.00
Total	0.00	33.00	33.00	66.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	33.00	33.00	66.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
02/02/2024	Buyer: OAK RIDGE CAMPGROUND Seller: HUFFMAN ARTHUR & CONNIE TRUSTEE DEED 164/2983	1,260,000.00 51	Y	1
01/06/2017	Buyer: HUFFMAN ARTHUR & CONNIE Seller: HUFFMAN ARTHUR E & CONNIE S & B QUIT CLAIM DEED 12	0.00 *	N	3
10/02/2015	Buyer: HUFFMAN ARTHUR E & CONNIE S & B Seller: SP PT TO HUFFMAN BRANDON E & HE QUIT CLAIM DEED	0.00 *	N	1
04/04/2014	Buyer: SP PT TO HUFFMAN BRANDON E & HE Seller: HUFFMAN ARTHUR E & CONNI WARRANTY DEED	0.00 174	N	1
11/18/2003	Buyer: HUFFMAN ARTHUR E & CONNI Seller: * NOT ON FILE * WARRANTY DEED	232,600.00 1	N	1
01/19/1994	Buyer: * NOT ON FILE * Seller: * NOT ON FILE * WARRANTY DEED	80,000.00 1	N	1

LAND

Type	Dimensions	Description	Value
AU-T/P/W	23.5770	Acres	67,670
PS-PRIMARY SITE	1.0000	Acres	27,500
		Total	95,170

SKETCH



Parcel



Parcel Number
 15-0000353.001 (website)
Legal
 6 15 27 PT NE 24.577A EX O/G ONLY
Owner
 OAK RIDGE CAMPGROUND

Location
 4105 FRESNO RD
Acres
 24.5770



Date	Public	Style	Attached To	Notes
07/31/2024	N	General	Relocate on 07/31/2024	PER TOM KONST ABLE TO TAKE 4107 OFF LOCATION - AN
06/06/2024	N	General	Parcel	PER FIELD REVIEW 6/4/24 BY ELC - NO NEW CONSTRUCTION CHANGE OF OWNERSHIP. COMBINED TO ONE PARCEL. TTO OWNER THROUGH EMPLOYEE OVER PHONE - NO CHANGE TY24 - VM
04/05/2024	N	General	Parcel	CORRECTED OUTBLDS DRAWN ON SKETCH AS DWLG TO IMPROVEMENTS TY24 - VM
02/02/2024	N	General	Transfer on 02/02/2024	Transfer from HUFFMAN ARTHUR & CONNIE to OAK RIDGE CAMPGROUND New Ownership: Yes
09/22/2023	N	General	Resurvey on 09/22/2023	N/S TO SPLIT OUT O/G ONLY FROM 15-0000351.000 (1.816A) 15-0000353.001(24.577A) 15-0000355.003 (2.00A) TO 15-0000864.002 TO NOW BE A TOTAL OF 149.134A - AN
07/01/2021	N	General	Parcel	PER FIELD REVIEW 6/28/21 - DECKS, CNPY INCLUDED IN CAMPSITE VALUE. SHELTER, CNPY, ADDED 6TH CABIN (PREV OMITD) 100% 1/1/21. - SENT VALUE CHANGE LETTER TY21 - VM

Date ▼	Public	Style	Attached To	Notes
01/06/2017	N	General	Transfer on 01/06/2017	Transfer from HUFFMAN ARTHUR E & CONNIE S & B to HUFFMAN ARTHUR & CONNIE New Ownership: No
10/02/2015	N	General	Transfer on 10/02/2015	Transfer from SP PT TO HUFFMAN BRANDON E & HE to HUFFMAN ARTHUR E & CONNIE S & B New Ownership: No
04/04/2014	N	General	Transfer on 04/04/2014	Transfer from HUFFMAN ARTHUR E & CONNI to SP PT TO HUFFMAN BRANDON E & HE New Ownership: No
08/10/2010	N	General	Parcel	EQ04: 2.5% LAND 2.5% IMP 3970 LAND 1130 IMP BATHHOUSE W/ CANOPY, PICNIC SHELTER, IN GROUND POOL AND 9 CABINS (AVE 140 SQ FT) 100% FOR TY04 PER JCM 5/31/05 TK MH= LIKE RE REG NO 15-4558 '07 SKYLINE (B HUFFMAN) 4107 FRESNO (#6) '92 SKYLINE MOVED TO MECHANICSTOWN MOVED TO 15- 353.004 8/10/10 OLD MH,DECK&OFPS RAZED, NEW DBWD & DECK, ADD 2ND HS 100% TY10 TK 04/04/14 N/S SP 3.816A & MH 15-4558 TO 15-0000353.004 TY14 SB 10/02/15 CORR MIN RES 102/3858 - SP ALL MIN ONLY TO 15- 0000353.005 TY15 SB 10/02/15 SP 1.666A VAC EX MIN TO 15-0000353.003 (113/1479) TY15 SB 1/6/17 B E HUFFMAN & G MORRIS TRUSTEES 06/13/18 CORR - RMV EX MIN (WAS PPN 15-0000353.003 NOT THIS PARCEL) -SB 1/8/19 REAPP 19 JMP-VM
11/18/2003	N	General	Transfer on 11/18/2003	Transfer from * NOT ON FILE * to HUFFMAN ARTHUR E & CONNI New Ownership: No

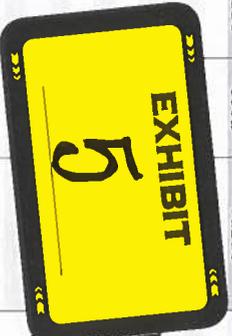
Date ▲	Public	Style	Attached To	Notes
11/18/2003	N	General	Parcel	<p>PRC: ABC COUNTRY CAMPING & CABINS REDREW FOOTPRINT 12/03/03 TK 11/18/03 SPLIT -NEW OWNER(HUFFMAN) HAS THIS ORG. PARCEL & ALL BLDGS- ORG. OWNER(RENNICKER) SPLIT OFF 5.117A VACANT & N.SURVEY-CJH #1 PAVILION HAS 2 FULL BATHROOMS 135 SITES WITH WATER & ELECTRIC @ \$375 PER SITE 5/27/04 REPRICE PER SALE, LAND VAL FOR TILLABLE FROM 980 TO 5000 PER ELV - TK **** TRUE CASH VALUE **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 35400 49940 85340 12390 17480 29870 2001 ANN. EQUAL 45810 45050 90860 16030 15770 31800 2003 MISCELLANE 45810 45190 91000 16030 15820 31850 2004 ANN. EQUAL 40800 45190 85990 14280 15820 30100 2004 ANN. EQUAL 158920 45190 204110 55620 15820 71440 2004 ANN EQUAL 162890 46320 209210 57010 16210 73220 2005 NEW BULD. 162890 83890 246780 57010 29360 86370 2007 ANN. EQUAL 130530 95370 225900 45690 33380</p>

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	23.5770	4,100.00		96,666	3		70.00		67,670
PS-PRIMARY SIT*	1.0000	27,500.00		27,500					27,500
Total	24.5770								95,170

Dwelling

Type	Area	Height	Brick	Finish	Heat	Cool	Value
Type 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							
Recreom							
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							0.00



Parcel 15-0000353.001
 Property Address 4105 FRESNO RD
 District 15-HARRISON TWP-CARROLLTON EVSD
 Map Number 1527A-16.000
 Routing 27A
 Land Use 416-COMMERCIAL CAMP GROUNDS
 Class Commercial
 Neighborhood 00015-HARRISON CARROLLTON 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	2025	2026
Land	95,170	95,170
Improvement	147,437	147,437
Total	242,607	242,607
Land	33,310	33,310
Improvement	51,600	51,600
Total	84,910	84,910
Improvement		
Total		

Permits

Permit	Date	CD	Description	%	Amount

Improvements

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	ADJUST	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	289-RECREATION H*	120 X 24	2,880 62		70.70	203,616	1	80%	90.00	1971/	FR-80.00	30.00			20,525
2	266-OFFICE1	20 X 20	400 62		194.30	41,720	1	80%	90.00	1971/	FR-70.00	30.00			6,310
3	142-CMPY1	20 X 20	400		10.00	4,000	1	100%		1971/	FR-85.00	30.00			420
4	04PP-SHED=PP	8 X 10	80		0.00	0	1	100%		2004/	AV-0.00				0
9	141-CAMPSITE		135		1,914.00	258,390	1	100%		1971/	AV-80.00	30.00			36,175
Total															63,430

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N
10/02/2015	SP PT TO HUFFMAN BRANDON E & HE	0.00	QUIT CLAIM DEED	N	1	N





Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel Property Address	15-0000353.001 4105 FRESNO RD
District	15-HARRISON TWP-CARROLLTON EVSD
Map Number	1527A-16.000
Routing	27A
Land Use	416-COMMERCIAL CAMP GROUNDS
Class	Commercial
Neighborhood	00015-HARRISON CARROLLTON SD-AV
Living Area	0

Type	Units Converted	Total Rooms	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									

Topography	ABOVE BELOW FLAT LOW & ROLLING STEEP	Public Utilities	ELECTRIC GAS SEPTIC SEWER ROLLING WELL	Street / Road	ALLEY PAVED PROPOSED SIDEWALK UNPAVED	Neighborhood	BLIGHTED DECLINING IMPROVING STATIC
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Total Floor Value	
Living Units Value	
Plumbing	
Recreom	
Fireplace	
Linear Brick	
Exterior Features	
Garage / Carport	
Base Value	
Grade	
Well / Septic	
Adjustment	
RCN Value	
Year	
Depreciation %	
Observed %	
Depreciation Value	
RCNLD Value	
BOR	0
Trend	
Final Value	0.00

Owner	OAK RIDGE CAMPGROUND
Legal	6 15 27 PT NE 24.577A EX O/G ONLY

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
10	142-CNPV1	5 X 10	494		10.00	4,940	1	100%		1971/	1971/	FR-85.00	30.00			520
11	142-CNPV1	5 X 10	50		10.00	500	1	100%		2017/	2017/	AV-20.00				400

Permit		Date		CD		Description		%		Amount	
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Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
10	142-CNPV1	5 X 10	494		10.00	4,940	1	100%		1971/	1971/	FR-85.00	30.00			520
11	142-CNPV1	5 X 10	50		10.00	500	1	100%		2017/	2017/	AV-20.00				400
Total																920

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N	51
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N	12
10/02/2015	SP PT TO HUFFMAN BRANDON E & HE	0.00	QUIT CLAIM DEED	N	1	N	

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Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value										
Land Data																			
Parcel 15-0000353.001																			
Property Address 4105 FRESNO RD																			
District 15-HARRISON TWP-CARROLLTON EVSD																			
Map Number 1527A-16.000																			
Routing 27A																			
Land Use 416-COMMERCIAL CAMP GROUNDS																			
Class Commercial																			
Neighborhood 00015-HARRISON CARROLLTON 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														

Type	Area	Height	Brick	Finish	Heat	Cool	Value
Dwelling							
Type 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							
Reckroom							
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							

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	273-PICSHLT	28 X 48	1,344		14.00	18,816	1	100%			2004/	AV-40.00	30.00			7,903
2	90-RESTROOM	32 X 24	768		75.00	57,600	1	100%			2004/	AV-40.00	30.00			24,190
3	142-CNPLY1	8 X 24	192		10.00	1,920	1	100%			2004/	AV-40.00	30.00			810
4	276-POOLCONC	50 X 25	1,250		55.00	68,750	1	100%			2004/	AV-40.00	30.00			28,875
5	34-CABTN	14 X 10	140		38.58	5,401	1	80%			2004/	AV-40.00	30.00			1,820
Total																
63,598																

Improvements	Area	Height	Brick	Finish	Heat	Cool	Value
Total							0.00

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N	51
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N	12
10/02/2015	SP PT TO HUFFMAN BRADON E & HE	0.00	QUIT CLAIM DEED	N	1	N	

Permit	Date	CD	Description	%	Amount



ID	Description	Size
1	273	1,344
2	90	768
3	142	192
4	276	1,250
5	34	140
6	34	140
7	34	140
8	34	140
9	34	140
10	273	192

NOTES	
CALL BACK - R : : : : CONT'D	



Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel Property Address	15-0000353.001 4105 FRESNO RD
District	15-HARRISON TWP-CARROLLTON EVSD
Map Number	1527A-16.000
Routing	27A
Land Use	416-COMMERCIAL CAMP GROUNDS
Class	Commercial
Neighborhood	00015-HARRISON CARROLLTON SD-AV
Living Area	0

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							

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		

Area	Height	Brick	Finish	Heat	Cool	Value
Total Floor Value						
Living Units Value						
Plumbing						
Reckroom						
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						

Code	Factor	multiplier
Built	0	total value x Rem
Rem	0	Eff
Final Value		0.00



Code	Factor	multiplier
Built	0	total value x Rem
Rem	0	Eff
Final Value		0.00

Valuations	2025	2026
Assessment		
Appraised	Land 95,170	Land 95,170
	Improvement 147,437	Improvement 147,437
	Total 242,607	Total 242,607
Assessed	Land 33,310	Land 33,310
	Improvement 51,600	Improvement 51,600
	Total 84,910	Total 84,910

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
6	34-CABIN	14 X 10	140		38.58	5,401	1	80%			2004/	/2004	AV-40.00	30.00			1,820
7	34-CABIN	14 X 10	140		38.58	5,401	1	80%			2004/	/2004	AV-40.00	30.00			1,820
8	34-CABIN	10 X 14	140		38.58	5,401	1	80%			2004/	/2004	AV-40.00	30.00			1,820
9	34-CABIN	10 X 14	140		38.58	5,401	1	80%			2004/	/2004	AV-40.00	30.00			1,820
10	273-PICSHLT	12 X 16	192		14.00	2,688	1	100%			2020/	/2020	AV-15.00	30.00			1,599
Total																	
8,879																	

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N	51
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N	12
10/02/2015	SP PT TO HUFFMAN BRANDON E & HE	0.00	QUIT CLAIM DEED	N	1	N	

Permit	Date	CD	Description	%	Amount

NOTES



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Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

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						
	Reeroom						
	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						0.00



Improvements

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
11	186-FENCECL	6 X 203	1,218		2.30	2,801	1	90%		2004/	/2004	AV-40.00				1,510
	FENCE IS WOOD															
Total																

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N	51
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N	12
10/02/2015	SP PT TO HUFFMAN BRANDON E & HE	0.00	QUIT CLAIM DEED	N	1	N	

Parcel 15-0000353.001
 Property Address 4105 FRESNO RD
 District 15-HARRISON TWP-CARROLLTON EVSD
 Map Number 1527A-16.000
 Routing 27A
 Land Use 416-COMMERCIAL CAMP GROUNDS
 Class Commercial
 Neighborhood 00015-HARRISON CARROLLTON 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	2025	2026
Appraised	95,170	95,170
Land	147,437	147,437
Improvement	242,607	242,607
Total	33,310	33,310
Assessed	51,600	51,600
Land	84,910	84,910
Improvement		
Total		

Owner OAK RIDGE CAMPGROUND
 Legal 6 15 27 PT NE 24.577A EX O/G ONLY



Permits

Permit	Date	CD	Description	%	Amount

NOTES

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Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Dwelling									
Total									

Parcel Property	15-0000353.001	4105 FRESNO RD
District	15-HARRISON TWP-CARROLLTON EVSD	
Map Number	1527A-16.000	
Routing	27A	
Land Use	416-COMMERCIAL CAMP GROUNDS	
Class	Commercial	
Neighborhood	00015-HARRISON CARROLLTON SD-AV	
Living Area	0	

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						

Assessment		Valuations	
Appraised	2025	2025	2026
Land	95,170	95,170	
Improvement	147,437	147,437	
Total	242,607	242,607	
Land	33,310	33,310	
Improvement	51,600	51,600	
Total	84,910	84,910	

Owner	OAK RIDGE CAMPGROUND
Legal	6 15 27 PT NE 24.577A EX 0/G ONLY

Permit	Date	CD	Description	%	Amount



ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	34-CABIN	10 X 14	140		38.58	5,401	1	80%		2004/	2004/	AV-40.00	30.00			1,820
2	34-CABIN	10 X 14	140		38.58	5,401	1	80%		2004/	2004/	AV-40.00	30.00			1,820
3	34-CABIN	10 X 14	140		38.58	5,401	1	80%		2004/	2004/	AV-40.00	30.00			1,820
4	34-CABIN	10 X 14	140		38.58	5,401	1	80%		2004/	2004/	AV-40.00	30.00			1,820
5	34-CABIN	10 X 14	140		38.58	5,401	1	80%		2004/	2004/	AV-40.00	30.00			1,820
Total																
9,100																

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/02/2024	HUFFMAN ARTHUR & CONNIE	1,260,000.00	TRUSTEE DEED	Y	1	N	51
01/06/2017	HUFFMAN ARTHUR E & CONNIE S & B	0.00	QUIT CLAIM DEED	N	3	N	12
10/02/2015	SP PT TO HUFFMAN BRANDON E & HE	0.00	QUIT CLAIM DEED	N	1	N	

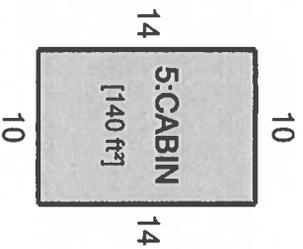
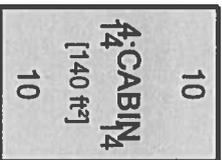
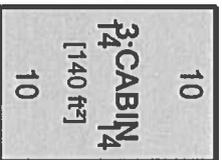
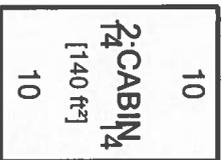
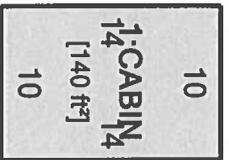


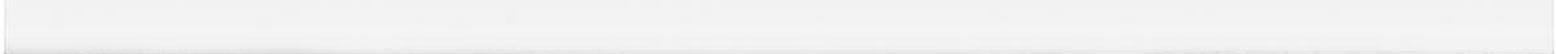
ID	Description	Size
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2		140
3		140
4		140
5		140

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Notes

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