W 32 AC OF NW1/4 OF NW1/4 EX RD
793-1948 & ALSO PRCL OF LAND IN
DESC AS: NE1/4 OF NE1/4, EX APPR

HOBBS-TEPEDINO HILLARY/TEPEDINO JOSE G
5968 WINCHELL RD
HIRAM, OH 44234

2026

24-5S-15-00473-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

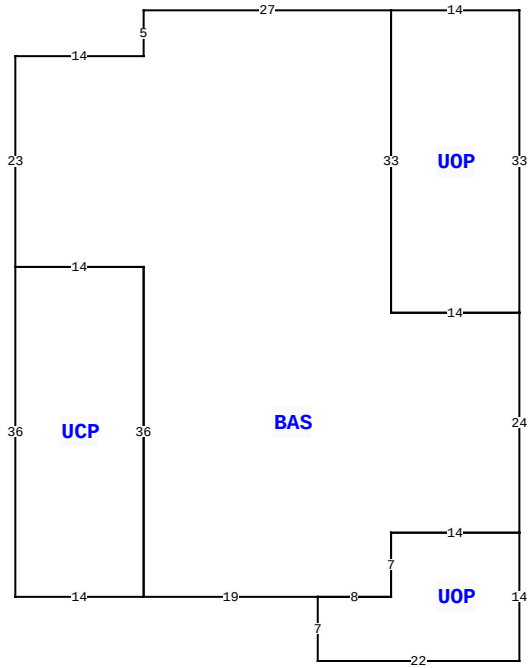
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100		2,386	161,583
UCP	504	20		101	6,840
UOP	252	25		63	4,266
UOP	462	25		116	7,856
TOTALS	3,604			2,666	180,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,666	130.9850	123.13	328,265	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2386 HX Base Yr



3389 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,546
TOTAL MARKET OB/XF VALUE	25,462
TOTAL LAND VALUE - MARKET	190,278
TOTAL MARKET VALUE	224,408
SOH/AGL Deduction	0
ASSESSED VALUE	224,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,408
TOTAL JUST VALUE	396,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046559	Roof Replacement	8,000	02/21/2023
8487	PUMP/UTPOL	125	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2682	11/27/2024	WD	U	I	11	100
GRANTOR: TEPEDINO MIGUEL						
GRANTEE: HOBBS-TEPEDINO HILL						
1164/1190	12/23/2008	WD	Q	I	01	390,000
GRANTOR: FARM CREDIT OF NORTH						
GRANTEE: MIGUEL & KELLY TEPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S5 W14 S23 UCP= S36E14 N36W14$ E14 S36 E19 UOP= S7 E22 N14 W14 S7 W8$ E8 N7 E14 N24 UOP= N33 W14 S33 E14$W14 N33$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0030	BARN,MT	0	0	30	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	30	60	1,800.00	UT	3.00	3.00	100	2005	2005	3	100	5,400	
6	0166	CONC,PAVMT	0	0	0	0	731.00	UT	2.00	2.00	100	2016	2016	3	100	1,462	

LAND DESCRIPTION

TOTAL OB/XF 25,462

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.57	AC		1.00	1.00	1.00	280.00	280.00	9,400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.57	AC		1.00	1.00	1.20	4,500.00	5,400.00	181,278							

REVIEW DATE 07/21/2016 BY DF Total Acres: 35.57 Total Land Value: 18,400 Market: 181,278 Agricultural: 9,400 Common: 9,000 PRINTED 11/06/2025 BY SYS