

BEG NE COR OF LOT 1 SOUTHWOOD ME
 RUN W 165 FT, N 264 FT, E 165 FT
 TO POB.

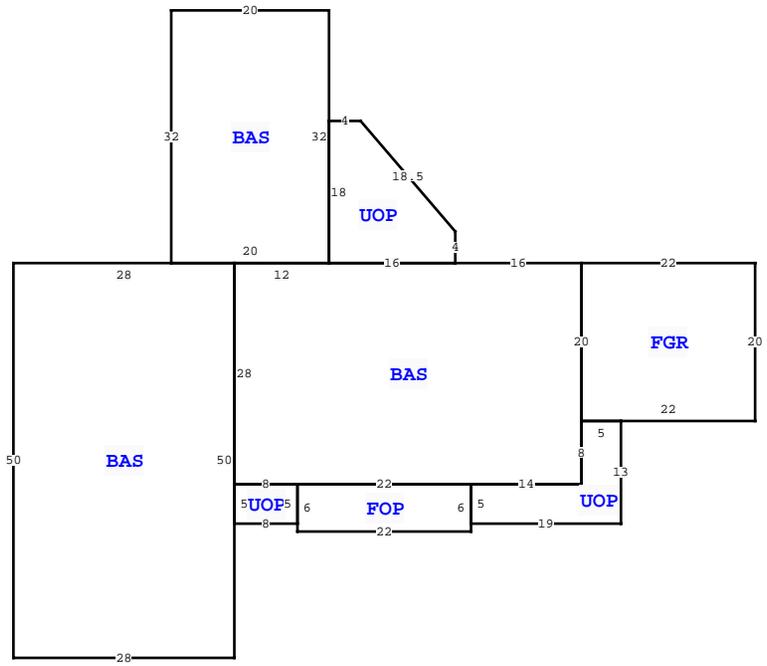
KELLOG SEAN M/PLUMMER MEGAN
 7231 COUNTY ROAD 47
 MANSFIELD, OH 44904

2026

01-5S-16-03405-003

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	12 CEDAR 80				
Exterior Wall	13 PREFAB PNL 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	06 CUST PANEL 80				
Interior Wall	05 DRYWALL 20				
Interior Floor	13 LAM/VNLPLK 50				
Interior Floor	15 HARDTILE 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	91,221
BAS	1,232	100		1,232	175,601
BAS	1,400	100		1,400	199,546
FGR	440	55		242	34,493
FOP	132	30		40	5,702
UOP	40	20		8	1,140
UOP	135	20		27	3,848
UOP	204	20		41	5,844
TOTALS	4,223			3,630	517,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		574,883	1990	2015	0	0	10.00	90.00
Heated Area: 3272						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		517,395	
TOTAL MARKET OB/XF VALUE		71,352	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		618,747	
SOH/AGL Deduction		20,955	
ASSESSED VALUE		597,792	
TOTAL EXEMPTION VALUE	HX HB 13	597,792	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		618,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24006	POOL	155	01/03/2006
23566	ADDN SFR	367	09/01/2005
8618	SFR	20,000	07/20/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/2436	3/11/2022	WD	Q	I	01	625,000
GRANTOR: WILLEMS RAYMOND M						
GRANTEE: KELLOG SEAN M						
0742/1062	3/01/1991	WD	U	I	12	0
GRANTOR: PETE GIEBEIG						
GRANTEE: RAYMOND M WILLEMS (

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	100	12	16	1.00	UT	20,000.00	20,000.00	100	1995	1995	3	100	20,000	
2	0169	FENCE/WOOD	0	100	0	0	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
4	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	2006	2006	3	51	28,560	
5	0060	CARPORT F	0	100	12	26	312.00	UT	3.50	3.50	100	2009	2009	3	100	1,092	
6	0060	CARPORT F	0	100	16	26	416.00	UT	3.50	3.50	100	2009	2009	3	100	1,456	
7	0166	CONC,PAVMT	0	100	16	26	7,575.00	UT	2.25	2.25	100	2009	2009	3	100	17,044	

TOTAL OB/XF												71,352					
137 SW MEADOW TER, LAKE CITY												BLD DATE		LGL DATE		04/16/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W16 UOP= N4 U14 L12 W4 S18 E16\$ W16 BAS= N32 W20 S32 E20\$ W12 BAS= W28 S50 E28 N50\$ S28 UOP= S5 E8 N5 W8\$ E8 FOP= S6 E22 N6 W22\$ E22 UOP= S5 E19N13 W5 S8 W14\$ E14 N8 FGR= E22 N20 W22 S20\$ N20\$.											

LAND DESCRIPTION												TOTAL OB/XF												71,352					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		A-1	165.00	264.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000												