



SUMMARY

Deeded Name	JOHN A EVA		Taxpayer	EVA JOHN A	
Owner	EVA JOHN A 16509 VALLEY RD CHAGRIN FALLS OH 44023-9187			16509 VALLEY RD CHAGRIN FALLS OH 44023-9187	
Tax District	16-FRANKLIN TWP SIDNEY CORP SIDNEY SD SAD SFD		Land Use	1-LIKE REAL	
School District	SIDNEY CSD		Park	NORTHBROOK	
Neighborhood	00000-N/A				
Location	2805 WAPAKONETA AVE LOT 84 SIDNEY OH 45365		CD Year		
Date Sited	6/20/1986	Date Acquired	6/8/2023	Home Make	PACESETTER
Home Model	15930	Home Serial Number	NZOHCPX670142FKR B	Home Title Number	7500601335
Home Year	1986	Sold	06/08/2023	Sales Amount	30,000.00

VALUE

District	16-FRANKLIN TWP SIDNEY CORP SIDNEY SD SAD SFD	
Land Use	1-LIKE REAL	
	Appraised	Assessed
Improvement	4,870	1,700
Homestead	N 0	0
OOC	N 0	0
Taxable	4,870	1,700

CURRENT CHARGES

Full Rate	61.700000		
Effective Rate	39.533277		
Qualifying Rate	37.929675		
	Prior	First	Second
Tax	0.00	30.41	30.41
Penalty	0.00	3.04	0.00
Total	0.00	33.45	30.41
Paid	0.00	0.00	0.00
Due	0.00	33.45	63.86

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid
06/08/2023 Buyer: EVA JOHN A Seller: RYAN K FLEMING LLC	25	TITLE	\$30,000.00	Y
06/08/2023 Buyer: RYAN K FLEMING LLC Seller: FLEMING RYAN K	EX8	TITLE	\$0.00	N
03/08/2022 Buyer: FLEMING RYAN K Seller: FITZPATRICK LEVI	9	TITLE	\$1,300.00	Y
05/08/2017 Buyer: FITZPATRICK LEVI Seller: GEPFREY JEFFREY	23	TITLE	\$7,500.00	Y
12/29/2016 Buyer: GEPFREY JEFFREY Seller: MERTZ VICTOR R	75	TITLE	\$1,500.00	Y
02/04/2013 Buyer: MERTZ VICTOR R Seller: MITCHELL JON	90003	TITLE	\$0.00	N
06/19/2009 Buyer: MITCHELL JON Seller: BODENMILLER THERESIA	24	TITLE	\$1,500.00	Y
11/04/2004 Buyer: BODENMILLER THERESIA Seller: BODENMILLER RICHARD & TH	82	TITLE	\$3,000.00	N
06/20/1986 Buyer: BODENMILLER RICHARD & TH Seller: BODENMILLER RICHARD & TH		TITLE	\$16,250.00	Y

DWELLING

Style	1-LIKE REAL ESTATE	Family Rooms	0	Heating	N
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1986	Grade	NONE
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	0	Full Baths	0	Fireplace Stacks	0
Bed Rooms	0	Half Baths	0	Living Area	980
		Other Fixtures	0	Total Area	980
				Value	4,870

SKETCH

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SMH (1 STORY MAIN)	980	First Floor	980	980
B	WDD (WOOD DECK)	48	Total	980	980

