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Fiscal Officer, County of Summit

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IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT

Summit County Auditor Division, OH - Tax Year 2023

Reference Year

AUG 24, 2023

09:45 AM

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BASIC INFORMATION FOR PARCEL 1904734

PARCEL 1904734
ALT_ID CO0038103008IHC
OWNER GOCHENOUR MICHAEL B & GOCHENOUR VANESSA D
OWNER
ADDR. 1125 WOODCREST AVE , AKRON 44319-
DESC. RE-PLAT OF LOTS 22 AND 23 OF LOCKWOOD ACRES LOTS 8-9 ALL PB 45 PG 109
DESC.
DESC.
DISTRICT 19 COVENTRY TWP-COVENTRY LSD
INTER-COUNTY 77-0140

NO CARDS: 1
---LISTER---
 811/812 01-JAN-20
VAC/ABAND:
RENTAL REG: N/A
SPEC FLAG:
LUC: 510 **NBR:** 10400005
 R - SINGLE FAMILY DWELLING, PLATTED
HOMESTEAD: No
Owner Occupancy Credit: Yes

LAND FOR PARCEL 1904734

CODE	ACTUAL	BASE	DEPTH	UNIT	DEP/FAC	INCR/DECR	INFLUENCE	INFLU%	VALUE
01	148	100	459	225	1.25	110/110	28		46180
LOT CODE: 01 = HOUSE LOT									

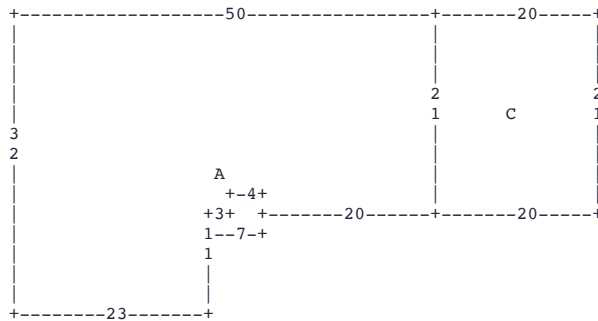
RESIDENTIAL CARD 1 OF 1 FOR PARCEL 1904734

STYHT	1	HT/AC	CENTRAL AIR CONDITION						
CONST	ALUM/VINYL	FUEL	GAS						
MSRY TRIM		SYSTEM	FORCED AIR						
TYPE	RANCH	ATTIC	NO						
YR BUILT	1960	FINBSMT							
EFF YR		REC RM	810						
YRREMDLD		FRP PREFB							
TOT RM	5	FRPL OP/ST	2		1				
BEDRM	3	BSMT GAR							
FAMLYRM		PHYSICAL	61						
FULL/BTH	2	FUNC DEP							
HALF/BTH		FUNC RSN							
TOT FIXTRS	8	ECON DEP							
BSMT	FULL	ECON RSN							
GFLA	1295	GRADE	085						
SFLA	1295	COND (CDU)	AVERAGE			(133%)			
		PCT CMPL							
							ADJ BASE		151410
							ADDN MISC FEAT.		19560
							ADDITIONS TOTAL		6480
							SUBTOTAL		177450
							REPL COST		150830
							LESS DEPR		92010
							ADJ RCNLD		122370
							DWELLING VAL		122370

DESCRIPTION: RANCH ALUMINUM/VINYL 1 STORY WITH 1295 SQ FT GROUND FLOOR LIVING AREA AND 1295 TOTAL SQ FT LIVING AREA, BUILT ABOUT

1960. IT HAS 5 TOTAL ROOMS WITH 3 BEDROOMS, 2 FULL BATHROOMS, A FULL BASEMENT, HEATING IS CENTRAL AIR CONDITION, 2 FIREPLACE AND THE OVERALL CONDITION IS AVERAGE. THE "ADDN MISC FEATURES" VALUE WAS DERIVED FROM THE HT/AC (2960), THE PLUMBING (4500), THE REC ROOM (6500), AND THE FIREPLACE (5600).

Sketch



ADDITION CODES:

LN	LW	1S	2N	3R	AREA	%COMP	VALUE
B	11		22				470
C	30		420				6010

ADDITIONS:

- LINE B** FIRST FLOOR OPEN FRAME PORCH
- LINE C** FIRST FLOOR CARPORT

SECONDARY:

CODE	YR	BLT	SQ FT	MODS	CD	%GOOD	%COMP	FUN	UNIT	FUN/RS	ECO/RS	RCNLD
WD1	1995		200		A	34		1				1090
WD1	2016		1535		A	84		1				11090
G20	1965		1		A	48		1				4800

WD1 = WOOD DECK

WD1 = WOOD DECK

G20 = GARAGE DETACHED FRAME/BLOCK

SUMMARY ALL CARDS FOR PARCEL 1904734

LAND: 46180	BUILDING: 139350	TOTAL: 185530
ASSESSED LAND: 16160	ASSESSED BLDG: 48770	ASSESSED TOTAL: 64930

SALES INFORMATION FOR PARCEL 1904734

DATE	DOC#	GRANTOR	AMT	SALE	DESC	PARCELS
04-SEP-15	15223	BAIN STEPHEN TRUSTEE	159000	D	MULTI /VALID	2
18-MAR-10	2910	BAIN DIANA LYNN				2
13-FEB-09	2298	GRANT SUSAN J	150000	D	MULTI /VALID	2
12-JUN-07	10440	HESS CHESTER D	88667	8	Forcl/Sher	2

PERMITS

DATE	PERMIT #	AMOUNT	DESCRIPTION	O/C
08-MAY-17	888		DECK	C
01-JUN-16	20161384		POOL	C
01-JAN-16	154258		AIR CONDIT	C

NOTES**AA14**

15SV4476 UPDATE LISTING

CA122018 IHC W/1904733
POOL IS P/P

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