

Printable page

Parcel: 2204562
BUSH-MIRANDA MELIAH A

13310 PEPPERTREE AVE NW

Parcel

Address	13310 PEPPERTREE AVE NW
Unit	
City, State, Zip	MOGADORE OH 44260-9212
Routing Number	22005SE011300
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS19109 - PEPPERTREE ESTATES
Acres	.404
Taxing District	00190
District Name	LAKE TWP - UNIONTOWN PD - LAKE LSD
Gross Tax Rate	118.3
Effective Tax Rate	57.420836
Non-Business Credit	5.9970
Owner Occupancy Credit	1.4992

[Link to GIS Map Application](#)

Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	BUSH-MIRANDA MELIAH A
Address	13310 PEPPERTREE AVE NW
	MOGADORE OH 44260-9212

Tax Mailing Name and Address

Mailing Name 1	MELIAH A BUSH MIRANDA
Mailing Name 2	
Address 1	13310 PEPPERTREE AVE NW
Address 2	
Address 3	MOGADORE OH 44260-9212

Click Here for Address Change Form

Mortgage Company
Mortgage Company Name
Mortgage Company Address

Treas Code	901 - TAX LIEN SOLD
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Legal

Legal Desc 1	169 WH PEPPERTREE EST #5
Legal Desc 2	

Legal Desc 3
Notes

Taxing District 00190
District Name LAKE TWP - UNIONTOWN PD - LAKE LSD
[Tax Map](#)

Credits & Programs

Homestead Exemption	YES
Disabled Veteran Benefit	NO
Owner Occupancy Credit	YES
Non-Business Credit	YES
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
27-MAY-25	4:EXTERIOR (NO ACCESS)	A:APPRAISER	DLC
10-APR-18	10:PICTOMETRY	A:APPRAISER	DLC
22-JUN-04	10:PICTOMETRY	A:APPRAISER	DLC
22-JUN-04	4:EXTERIOR (NO ACCESS)	A:APPRAISER	DLC

Appraised Value (100%)

Year	2026
Appraised Land	\$62,000
Appraised Building	\$188,000
Appraised Total	\$250,000
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	\$21,700
Assessed Building	\$65,800
Assessed Total	\$87,500
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2026	\$62,000	\$188,000	\$250,000	
2025	\$62,000	\$188,000	\$250,000	
2024	\$62,000	\$188,000	\$250,000	
2023	\$49,200	\$146,200	\$195,400	
2022	\$49,200	\$146,200	\$195,400	
2021	\$49,200	\$146,200	\$195,400	
2020	\$42,400	\$128,700	\$171,100	
2019	\$42,400	\$128,700	\$171,100	
2018	\$42,400	\$128,700	\$171,100	
2017	\$35,700	\$111,000	\$146,700	
2016	\$35,700	\$111,000	\$146,700	
2015	\$35,700	\$111,000	\$146,700	
2014	\$34,500	\$107,200	\$141,700	

2013	\$34,500	\$107,200	\$141,700
2012	\$34,500	\$107,200	\$141,700
2011	\$35,900	\$96,700	\$132,600
2010	\$35,900	\$96,700	\$132,600

Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
14-JAN-2025	\$185,000	202500435	N	M-UNQUALIFIED - PRIVATE FSBO	WD-General Warranty Deed	1
05-JUL-2024		202407598	N	N-UNQUALIFIED - NO VALUE	QC-Quit Claim Deed	1
19-DEC-2016	\$0	2016014398	N	N-UNQUALIFIED - NO VALUE	QC-Quit Claim Deed	1
17-MAR-2016	\$0	2016002713	N	N-UNQUALIFIED - NO VALUE	AF-Affidavit	1
28-OCT-2013	\$0	2013011998	N	N-UNQUALIFIED - NO VALUE	CT-Certificate of Transfer	1
28-OCT-2013	\$0	2013011999	N	N-UNQUALIFIED - NO VALUE	QC-Quit Claim Deed	1

Sales History

1 of 6

Sale Date	14-JAN-2025
Sale Price	\$185,000
Sale Type	2 - LAND & BUILDING
Conveyance #	202500435
Instrument #	
Seller	HARPER BETHANN
Buyer	BUSH-MIRANDA MELIAH A
Instrument Type	WD-General Warranty Deed
Armslength	N
Sale Validity Code	M - UNQUALIFIED - PRIVATE FSBO
# of Parcels	1

Certified Delinquent

Date Certified

10-SEP-24

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2023		1	\$1,601.97	\$150.89	-\$1,752.86	\$0.00
RP_OH	2023		2	\$1,699.65	\$316.87	-\$2,016.52	\$0.00
RP_OH	2024	51988	1	\$63.60	\$6.36	-\$69.96	\$0.00
RP_OH	2024		1	\$1,858.45	\$185.85	-\$2,044.30	\$0.00
RP_OH	2024	51988	2	\$0.00	\$7.00	-\$7.00	\$0.00
RP_OH	2024		2	\$1,858.45	\$390.28	-\$2,248.73	\$0.00
RP_OH	2025	53318	1	\$122.10	\$12.21	\$0.00	\$134.31
RP_OH	2025		1	\$2,054.26	\$205.43	\$0.00	\$2,259.69
RP_OH	2025		2	\$2,054.26	\$0.00	\$0.00	\$2,054.26
Total:				\$11,312.74	\$1,274.89	-\$8,139.37	\$4,448.26

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	02-NOV-23	03-NOV-23	\$3,522.29

RP_OH	2025	06-NOV-25	07-NOV-25	\$8,139.37
	Total:			\$11,661.66

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

Previous Years Taxes

Special Assessments

Year	Project	Desc	Delq	Current	Total
2025	53318	DELINQUENT SEWER COUNTY		\$134.31	\$134.31

Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
51988	DELINQUENT SEWER COUNTY	\$63.60	\$0.00	\$13.36	-\$76.96	\$0.00
53318	DELINQUENT SEWER COUNTY	\$122.10	\$0.00	\$12.21	\$0.00	\$134.31
Total:		\$185.70	\$0.00	\$25.57	-\$76.96	\$134.31

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	17,596	.40	830	\$62,000
Total:			17,596	.40		\$62,000

Land

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	17,596
Acres	.40
Land Units	
Actual Frontage	83.0
Effective Frontage	83.0

Override Size	
Actual Depth	212
Table Rate	830.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.8997
Value	\$62,000
Exemption %	
Homesite Value	\$62,000

Residential

Stories 2
 Construction 1 - FRAME
 Style 16 - COLONIAL
 Square Feet 1,908
 Year Built 1985
 Effective Year 1995
 Year Remodeled
 % Complete 100
 Dwelling Value \$188,000

Grade B - GOOD
 CDU GD - GOOD

Bedrooms 4
 Basement 1 - FULL
 Basement Quality 0 - NONE
 Rec Room 0
 Finished Basement 0
 Full Baths 2
 Half Baths 1
 Central Air 1 - AC/HEAT
 Heating Fuel Type 1 - GAS
 WBFP Stacks 1
 Fireplace Openings 1
 Rental Units
 Monthly Rents

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						936			\$0
1	1	UBF	1AF				36			\$35,300
1	2		DB				35			\$1,900
1	3		DF				168			\$4,000
1	4		GF				440			\$15,300
Total:										\$56,500

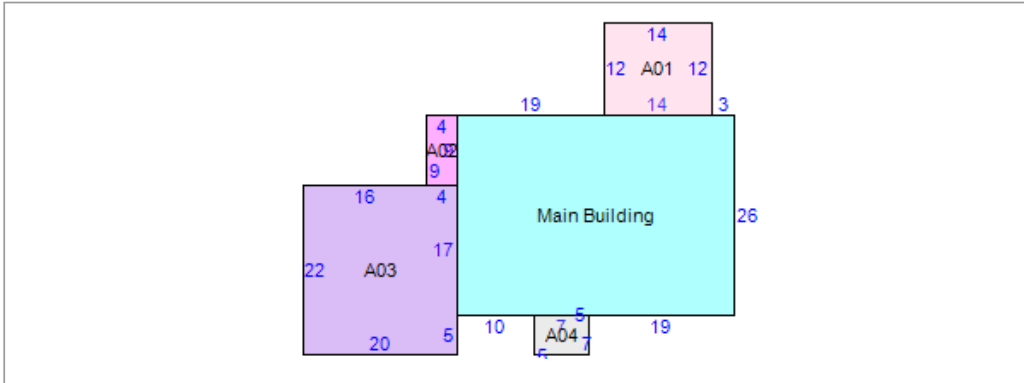
Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	920	PERSONAL PROPERTY BLDG	2018	12	10	120	0
Total:								0

Other Building and Yard Improvement

Card 1
 Line # 1
 Code 920
 Description PERSONAL PROPERTY BLDG
 Construction Type C0 - NONE
 # Stories S1 - 0 STORY
 Common Walls W0 - NO COMMON WALLS
 Year Built 2018
 Width x Length 10 X 12
 Wall Height
 Area 120
 Units 1
 Grade C

Rate .0000
 Condition A - AVERAGE
 Functional Reason 0 - LEGACY
 Functional %
 Economic Reason 0 - LEGACY
 Economic %
 OVR Depr
 Depr 11
 Make
 Model
 Serial No.
 Title No.
 % Complete 100
 Value 0



Item	Area
Main Building	936
UNF BSMT FULL/ADDITION 1 FR - UBF/1AF:UNFINISHED BASEMENT - FULL/ADDITION 1ST FRAME	36
PERSONAL P - 920:PERSONAL PROPERTY BLDG	120
DECK BRICK - DB:DECK BRICK	35
DECK FRAME - DF:DECK FRAME	168
GARAGE FRAME - GF:GARAGE FRAME	440