

Parcel: 02-262232

Year: 2023

CHARLES E. WALDER

Geauga County Auditor | Geauga County, Ohio



SUMMARY

Deeded Name	AMBER SKY PROPERTIES LLC		Taxpayer	AMBER SKY PROPERTIES LLC	
Owner	AMBER SKY PROPERTIES LLC			11945 PARK LEDGE DR	
	11945 PARK LEDGE DR			MACEDONIA OH 44056	
Tax District	02-BAINBRIDGE TWP-KENSTON LSD		Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	
			Class	Residential	
School District	2804-2804 - KENSTON LSD		Subdivision		
Neighborhood	22000-BAINBRIDGE/AUBURN		Lender		
Location	19145 BREWSTER RD		Legal	LOT 21 TR 3	
CD Year	2023	Map Number	02--13-15-00-141-00	Routing Number	02--13-15-00-141-00
Acres	1.6700	Sold	01/11/2024	Sales Amount	300,000.00

VALUE

District	02-BAINBRIDGE TWP-KENSTON LSD
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	68,300	23,910
Improvement	216,700	75,850
Total	285,000	99,760
CAUV	N	0
Homestead	Y	26,200
OOO	Y	261,500
Taxable	285,000	99,760

CURRENT CHARGES

Full Rate	132.490000
Effective Rate	54.105870
Qualifying Rate	49.242700

	Prior	First	Half Total	Second	Total
Tax	4,769.63	2,176.93	6,946.56	2,176.93	9,123.49
Special	0.00	0.00	0.00	0.00	0.00
Penalty	-166.00	217.70	51.70	0.00	51.70
Total	4,603.63	2,394.63	6,998.26	2,176.93	9,175.19
Paid	4,542.50	0.00	4,542.50	0.00	4,542.50
Due	61.13	2,394.63	2,455.76	2,176.93	4,632.69

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/11/2024	AMBER SKY PROPERTIES LLC	80	FD - FIDUCIARY DEED	\$300,000.00	N	1
02/06/2007	ALEXANDER MARY BETH TRUSTEE	5187	ED - EXEMPT WARRANTY DEED	\$0.00	N	1
06/02/1995	ALEXANDER JAY EDWARD & MARY BETH	839	WD - WARRANTY DEED	\$172,000.00	N	1
08/20/1993	SAVAGE JAQUELINE M	1106	NONE	\$170,000.00	N	0

LAND

Type	Dimensions	Description	Value
A0-ROW	0.1000	Acres	0
AH-HOMESITE	1.0000	Acres	46,000
AS-SUBTOTAL	0.5700	Acres	22,300
Total			68,300

DWELLING

Card 1						
Style	3-MULTI-LEVEL	Family Rooms	1	Heating		Y
Stories	2.00	Condition	3 AV-AVERAGE	Cooling		Y
Rec Room Area	0	Year Built	1983	Grade		B-01
Finished Basement	0	Year Remodeled	1985	Fireplace Openings		0
Rooms	7	Full Baths	2	Fireplace Stacks		0
Bed Rooms	3	Half Baths	0	Living Area		2,128
Dining Rooms	1	Other Fixtures	0	Total Area		2,800
				Value		215,500

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	116-LEAN-TO	1989		1 P-POOR	20 X 10	Length x Width (Optional)	200	300
1	154-POLE BARN	1989		1 P-POOR	20 X 16	Length x Width (Optional)	320	900
Total								1,200

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	GR1 (GARAGE FRAME)	624	Basement	672	0	
B	2SFR/SLAB (2 STORY FRAME / SLAB)	728	First Floor	1,400	1,400	
C	1SFR/B (1 STORY FRAME / BASEMENT)	672	Full Upper Floor	728	728	
D	PR1 (PORCH FRAME - OPEN)	28	Total	2,800	2,128	
E	PT1 (PATIO CONCRETE)	112				
F	WD1 (WOOD DECK)	608				

