



Craig Snodgrass, CPA, CGFM  
Lorain County Auditor  
Lorain County Admin. Building  
226 Middle Ave., 2nd Floor  
Elyria, OH 44035  
Phone: (440) 329-5207

#### Owner Information

Parcel Number	14-00-026-000-009
Owner Name & Address	DEVILLE DEVELOPMENTS
Tax Bill Mailed to	TRIAD REALTY LLC 3951 CONVENIENCE CR NW CANTON, OH 44718

#### Property Information

Location Address	46051 U S RT 20 OBERLIN, OH 44074
Property Description	ANNEXED JULY 21, 2005 MERGER 1/24/13- 20130445413
Tax District	60 - OBERLIN CITY / OBERLIN CSD
Land Use	400 - VACANT COMMERCIAL LAND
Neighborhood	97001 - OBERLIN CITY S OF S R 511
Acres	8.3000
Instrument Number	20060124024

#### Value Information:

Market Land Value	\$468,650
Market Building Value	\$0
Market Total Value	\$468,650
Market CAUV	\$0
Assessed Land Value	\$164,030
Assessed Building Value	\$0
Assessed Total Value	\$164,030
Assessed CAUV	\$0

#### 2012 Full Year Tax Information

Full Year Tax Before Adjustments	\$15,331.06
-State Credit	\$5,443.00
Subtotal	\$9,888.06
-10% Rollback	\$0.00
-2 1/2% Reduction	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$9,888.06
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$0.00
Full Year Tax (includes any unpaid taxes & special assessments)	\$9,888.06
Total Taxes Paid to Date	\$4,944.03
Special Assessments (YES/NO)	NO

#### Tax Disclaimer

Your 2012 taxes were certified on January 7, 2013. The full year tax includes all unpaid taxes and special assessments. Please verify the actual tax amount due through the Lorain County Treasurer's Office at 440-329-5787. Taxes and payments are listed for Tax Year 2012, payable in 2013.

**Transfer History - 2006000450**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
1/31/2006	\$650,000	2006000450	2
Parcel	Grantor	Grantee	
1400026000008	MOHRMAN FAMILY PARTNERSHIP	TRIAD REALTY LLC	
1400026000009	MOHRMAN FAMILY PARTNERSHIP	TRIAD REALTY LLC	

**Transfer History - 2004093408**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
8/4/2004	\$0	2004093408	2
Parcel	Grantor	Grantee	
1400026000008	DOBBINS JANET MARIE	MOHRMAN FAMILY PARTNER	
1400026000009	DOBBINS JANET MARIE	MOHRMAN FAMILY PARTNER	

**Transfer History - 199700005228**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
11/14/1997	\$250,000	199700005228	1
Parcel	Grantor	Grantee	

**Transfer History - 198710201987**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
10/20/1987	\$0	198710201987	1
Parcel	Grantor	Grantee	

**Property Photo: 1**



