

ORDINANCE 2021-27

AN ORDINANCE ASSENTING TO THE DETACHMENT OF PROPERTY

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF SWANTON, STATE OF OHIO, as follows:

Section 1. An application by Daniel J. Peffley has been presented to this Council for the detachment of the territory from the Village of Swanton, Ohio. A copy of the application and a description of the property to be detached is described in Exhibit "A", attached hereto.

Section 2. The Council of the Village of Swanton, Ohio, hereby assents to the detachment of the territory effective January 1, 2022 and assents to and grants the petition.

Section 3. This Ordinance shall take effect at the earliest time permitted by law and the detachment shall be effective on or after January 1, 2022.

Section 4. That it is found and determined that all formal actions of this Village Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Village Council, and that all deliberations of this Village Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. That this ordinance shall be declared an emergency measure necessary for the immediate preservation of public health, safety and welfare of the Village of Swanton and shall be in full force and effective immediately upon passage.

Vote on Passage

Moved: Rose Second: Rochelle YEAS: 4 NAYS: 1

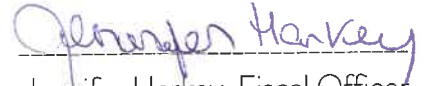
Date of Passage: November 8, 2021



Neil Toeppe, Mayor

Attest:

I, Jennifer Harkey, Fiscal Officer of the Village of Swanton, do hereby certify that this is a true and accurate copy of Ordinance 2021-27 passed on November 8, 2021.


Jennifer Harkey, Fiscal Officer



Brett J. Kolb

FULTON COUNTY AUDITOR | FULTON COUNTY, OHIO

Summary

Parcel Number 28-055372-01.000
 Map Number 28-12D-061-01
 Location Address 6321 COUNTY ROAD 1-1
 SWANTON OH 43558
 Acres 1.61
 Legal Description 8E-7N-13 TRIANGLE PAR NW SE 1.61 AC
 (Note: Not to be used on legal documents.)
 Land Use 511 - Single family Dwlg Unplat 0-09
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Neighborhood 2859285 - SWANT BASE
 City Swanton Corp
 Township SWNCRK TWP
 School District SWANTON LSD
 Homestead Reduction: No
 Owner Occupancy Credit: Yes
 Effective Tax Rate 53.384567

Owners

Owner Address
 PEFFLEY DANIEL J
 6321 COUNTY ROAD 1-1
 SWANTON OH 43558

Tax Payer Address
 PEFFLEY DANIEL J
 6321 COUNTY ROAD 1-1
 SWANTON OH 43558

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
RW - Row	0.29	0	0	0	188 %	0	0	0	\$0
WA - Woodland	0.32	0	0	0	100 %	2200	2200	2200	\$700
H - Homesite	1	0	0	0	100 %	22000	22000	22000	\$22,000
Total	1.6100								\$22,700

Dwellings

Card		Exterior Wall	FRwMAS
Number of Stories	1	Heating	Base
Style	Conventional	Cooling	Central
Year Built	1999	Basement	Full Bsmt
Year Remodeled	0	Attic	Attic 1/2 Finished
Rooms	7	Finished Living Area	3428
Bedrooms	3	First Floor Area	2500
Full Baths	4	Upper Floor Area	0
Half Baths	0	Half Floor Area	0
Other Fixtures	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	2500
Grade	C+	Attic Area	928
Condition	Average	Fireplace Openings	1
Fireplace Stacks	1		

Feature Description	Area
RR3	550

Additions

Card 001

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
PR1	Porch Frame - Open	110	0	\$2,510
GR1	Garage Frame	780	0	\$17,240
WD1	Wood Deck	564	0	\$6,180
PT2	Patio Brick	564	0	\$7,130

Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Land Only Sale	Deed Type	Conveyance Number
10/10/2018	\$0	PEFFLEY DANIEL J & KELLY K (JS)	PEFFLEY DANIEL J	1	N	XQ-QUIT CLAIM EXEMPT	
11/27/2013	\$315,000	HUFFMAN BERNARD LESLIE III & RUTH A	PEFFLEY DANIEL J & KELLY K (JS)	1	N	JS-JOINT SURVIVORSHIP	666
6/27/2007	\$345,000	WOOD RAYMOND D & HAZEL M	HUFFMAN BERNARD LESLIE III & RUTH A	1	N	JS-JOINT SURVIVORSHIP	465
1/7/1999	\$0	unknown	**PARCEL CREATED	1	Y	JS	10
1/7/1999	\$0	**PARCEL CREATED	WOOD RAYMOND D & HAZEL M	2	Y	JS	10

Recent Sales In Area

Sale date range:

From:

11/09/2018

To:

11/09/2021

Sales by Neighborhood

1500

Feet

Sales by Distance

Valuation

Assessed Year	2021	2020	2019	2018	2017
Land Value	\$22,700.00	\$22,700.00	\$22,200.00	\$22,200.00	\$22,200.00
CAUV Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improvements Value	\$338,800.00	\$338,800.00	\$278,800.00	\$278,800.00	\$278,800.00
Total Value (Appraised 100%)	\$361,500.00	\$361,500.00	\$301,000.00	\$301,000.00	\$301,000.00
Land Value	\$7,950.00	\$7,950.00	\$7,770.00	\$7,770.00	\$7,770.00
CAUV Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improvements Value	\$118,580.00	\$118,580.00	\$97,580.00	\$97,580.00	\$97,580.00
Total Value (Assessed 35%)	\$126,530.00	\$126,530.00	\$105,350.00	\$105,350.00	\$105,350.00

Tax History

Delinquent payments made after the July due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

*** WARNING: The taxes for this year have not been calculated ***

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
2021 Pay 2022				\$0.00
2020 Pay 2021	\$2,823.87	\$3,004.19	\$3,004.19	\$0.00
2019 Pay 2020	\$0.00	\$2,567.15	\$2,823.87	\$0.00

Payment History

Detail:	Tax Year	Effective Payment Date	Paid By	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
	2020 Pay 2021	6/7/2021		\$0.00	\$0.00	\$3,004.19	\$0.00	F&MBANK-06072021-1-35
	2020 Pay 2021	1/15/2021		\$0.00	\$3,004.19	\$0.00	\$0.00	F&MBANK-01152021-1-38
	2020 Pay 2021	9/21/2020		\$256.72	\$0.00	\$0.00	\$0.00	2mtf-09212020-2-1
	2020 Pay 2021	9/21/2020		\$2,567.15	\$0.00	\$0.00	\$0.00	2mtf-09212020-2-1
	2019 Pay 2020	1/21/2020		\$0.00	\$2,567.15	\$0.00	\$0.00	CORELOGIC-01212020-1-512
	2018 Pay 2019	6/26/2019		\$0.00	\$0.00	\$2,552.18	\$0.00	CORELOGIC-06262019-1-467
	2018 Pay 2019	1/24/2019		\$0.00	\$2,552.18	\$0.00	\$0.00	CORELOGIC-01242019-1-456

Sketches



- Legend**
- Parcels
 - Roads**
 - Freeway
 - Highway
 - Local
 - Minor Arterial
 - Collector
 - Other Road
 - Ramp
 - Corp Limits

Parcel ID	28-055372-01.000	Alternate ID	28-12D-061-01	Owner Address	PEFFLEY DANIEL J
Sec/Twp/Rng	--	Class	511 - Single family Dwlg Unplat 0-09		6321 COUNTY ROAD 1-1
Property Address	6321 COUNTY ROAD 1-1	Acreage	1.61		SWANTON, OH 43558
	SWANTON				
District	28 - SWNCRK TWP-SWANTON V/S LSD				
Brief Tax Description	8E-7N-13 TRIANGLE PAR NW				
	SE 1.61 AC				
	(Note: Not to be used on legal documents)				

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