07-029900.0300

DUBLIN TWP / PARKWAY SD

02-14-200-005

Property Class: 510

Neighborhood 009075-R150

Map: 6
Block:
Card: 29

Bk: Pg:

BOWSHER ZACHARY
BOWSHER ZACHARY
5251 ST RTE 197
SPENCERVILLE, OH 45887

LEGAL INFORMATION
PT N 1/2 FR SEC

RTS: 002-04-14
Acres:1.0840

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOWSHER ZACHARY	5251 ST RTE 197	SPENCERVILLE	OH	45887	01/04/2019	10,000	WDC : 3	☐	■
2	STEIN KENNETH E & JANET M	6759 MERCER RD	MENDON	OH	45862	12/31/1998	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: HK DATE: 03/16/2020 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	■ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

5482 SHELLEY RD,

COMMENT

TY2019:Net Gen=$105.08, Other Assessment=$2.00
DE20 ADD A FRAME @ 70% COMPL
NC21 CHK FOR COMPL
TriDwell=107 TriOB=107 TriLand=107

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
BL:Barn Lot	AC:1	5000		5,400 0
SM:Small Acreage	AC:0.084	7000		600 0
Total Acres: 1.0840			TOTAL	6,000 0

VALUATION SUMMARY

VALUE YEAR		2020	2020	2020	2020	2017	2014	2011	
REASON FOR CHANGE		RAPP	RCLS	MISC	NC	RAPP	RAPP	RAPP	
APPRAISED VALUE	LAND	6,000	5,600	5,600	17,100	7,400	6,800	7,400	
	IMPR	15,300	14,300	14,300	14,300	0	0	0	
	TOTAL	21,300	19,900	19,900	31,400	7,400	6,800	7,400	
ASSESSED VALUE	LAND	2,100	1,960	1,960	5,990	2,590	2,380	2,590	
	IMPR	5,360	5,010	5,010	5,010	0	0	0	
	TOTAL	7,460	6,970	6,970	11,000	2,590	2,380	2,590	

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	■ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
■ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	■	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		3			
BEDROOMS		1			
FIREPLACES					

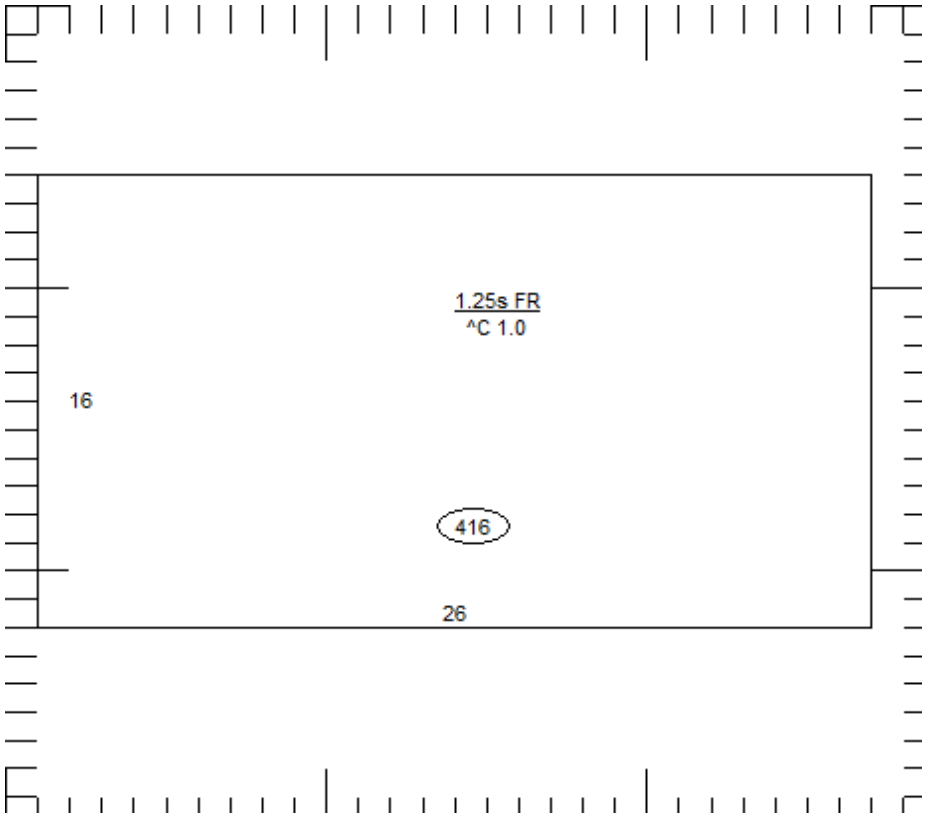
HEAT & AC	B	1	2	3	U
NO HEAT	☐	■	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	416	FR	61,480
.25	104	FR	11,680

SUBTOTAL			73,160
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	416	S.F.	-1,040
AIR COND	0	S.F.	0
PLUMBING #	0		-5,500
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			80 %
UNADJUSTED VALUE			57,030
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	520	D		2019		A	57,030	3	55,320	INC70	15,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-029900.0300

TOTAL 15,300

COMMENTS

Dwelling has an Economic Factor of 92%