40-037600.0200

UNION TWP / PARKWAY SD

03-24-400-011

Property Class: 510

Neighborhood 009405-R150

Map:
Block:
Card:

Bk: Pg:

**BALL JUSTIN L & APRIL L**

BALL JUSTIN L & APRIL L
8970 DEEP CUT RD
SPENCERVILLE, OH 45887
Created in 2020 From 40-037600.0100 due to Split

**LEGAL INFORMATION**

PT NE SE

RTS: 003-04-24
Acres:5.0000

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | BALL JUSTIN L & APRIL L | 8970 DEEP CUT RD | SPENCERVILLE | OH | 45887 | 02/03/2020 | 225,000 | WDC : 65 | ☐ | ■ |
| 2 | | | | | | | 0 | 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE

| 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

8970 DEEP CUT RD,

COMMENT

TriDwell=114 TriOB=114 TriLand=114

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| HS:Home Site | AC:1 | 16500 | | 18,800 0 |
| SM:Small Acreage | AC:4 | 6400 | | 29,200 0 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total Acres: 5.0000 | | | TOTAL | 48,000 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2020 | 2020 | | | | | | |
| REASON FOR CHANGE | | RAPP | MISC | | | | | | |
| APPRAISED VALUE | LAND | 48,000 | 42,100 | | | | | | |
| | IMPR | 101,500 | 83,500 | | | | | | |
| | TOTAL | 149,500 | 125,600 | | | | | | |
| ASSESSED VALUE | LAND | 16,800 | 14,740 | | | | | | |
| | IMPR | 35,530 | 29,230 | | | | | | |
| | TOTAL | 52,330 | 43,970 | | | | | | |

| 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 | ■ | ☐ | ☐ | ☐ | ☐ |

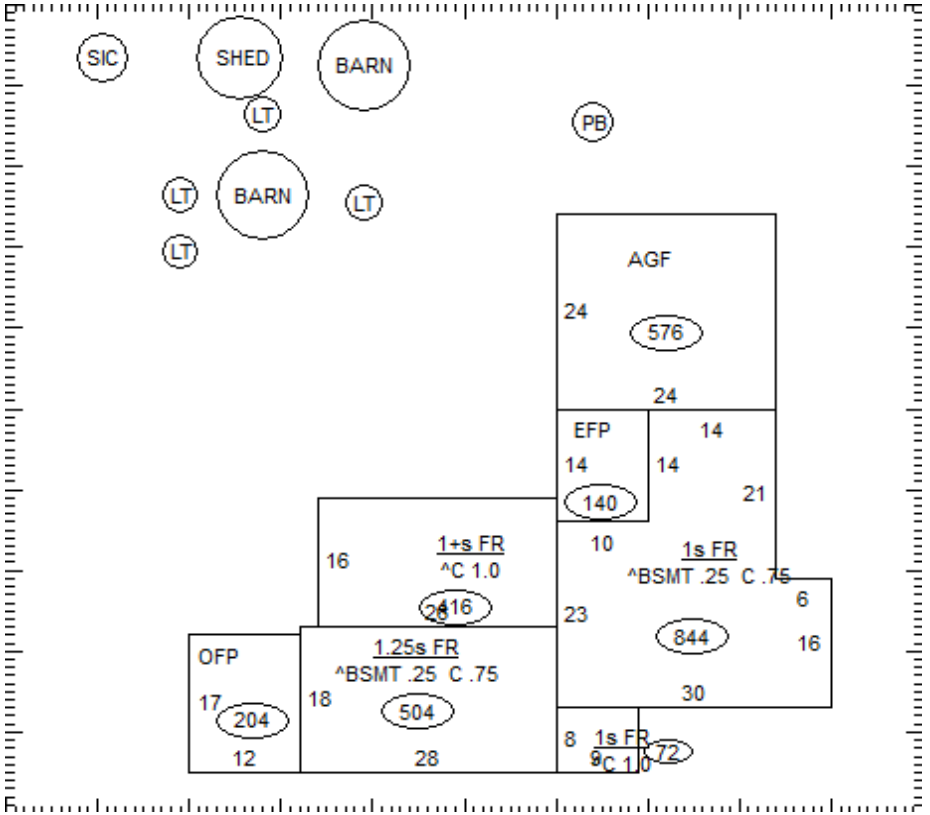
| ACCOMMODATIONS | | | | | |
|---|---|---|---|---|---|
| # OF ROOMS | 1 | 6 | | 2 | |
| BEDROOMS | | 2 | | 2 | |
| FIREPLACES | | | | | |

| 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 | 1836 | FR | 131,550 |
| .25 | 126 | FR | 7,400 |
| + | 0 | FR | 2,680 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| BSMT | 337 | | 4,380 |
| SUBTOTAL | | | 146,010 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,836 S.F. | | 2,750 |
| PLUMBING # | 0 | | 0 |
| GARAGES & CARPORTS | | | 9,500 |
| EXTRA FEATURES | | | 6,700 |
| SUBTOTAL | | | 0 |
| GRADE FACTOR | | | 107 % |
| UNADJUSTED VALUE | | | 201,220 |
| 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 | 1,962 | C | | 1940 | | A | 201,220 | 45 | 110,670 | | 89,600 |
| 1 Barn | | 42x72 | 3,024 | C | 8.56 | 1972 | | A | 29,510 | 80 | 5,900 | DFLT50 | 3,000 |
| 2 Lean - To | | 6x39 | 234 | C | 3.42 | 1940 | | A | 910 | 95 | 50 | | 100 |
| 3 Lean - To | 10 | 26x88 | 2,288 | C | 3.42 | 1940 | | A | 8,920 | 95 | 450 | DFLT10 | 400 |
| 4 Lean - To | 10 | 26x57 | 1,482 | C | 3.42 | 1940 | | A | 5,780 | 95 | 290 | DFLT10 | 300 |
| 5 Barn | 10 | 30x42 | 1,260 | D | 6.40 | 1940 | | A | 9,190 | 95 | 460 | DFLT50 | 200 |
| 6 Shed | 12 | 42x70 | 2,940 | C | 6.90 | 1965 | | A | 23,130 | 85 | 3,470 | DFLT10 | 3,100 |
| 7 Lean - To | 10 | 20x57 | 1,140 | C | 3.42 | 1965 | | A | 4,440 | 85 | 670 | DFLT10 | 600 |
| 8 Pole Bldg | 12 | 42x56 | 2,352 | C | 8.88 | 1965 | | A | 23,810 | 85 | 3,570 | | 3,600 |
| 9 Silo - Concrete | 48 | 48x16 | 768 | C | 535.00 | 1965 | | A | 610 | | 610 | | 600 |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 101,500 |

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COMMENTS

Dwelling has an Economic Factor of 81%