40-018700.0000

UNION TWP / PARKWAY SD

03-12-300-003

Property Class: 110

Neighborhood 009401-A100

Map: 12
Block:
Card: 10
Bk: Pg:

O'NEILL PHILIP J & SHANNON L
O'NEILL PHILIP J & SHANNON L
13501 KOLTER RD
SPENCERVILLE, OH 45887

LEGAL INFORMATION
S SD SW SW

RTS: 003-04-12
Acres:17.5000

QUALIFIED CREDITS: CAUV: 06874: 2022

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	O'NEILL PHILIP J & SHANNON L	13501 KOLTER RD	SPENCERVILLE	OH	45887	04/23/2021	157,500	WDC : 304	☐	■
2	SCHWARTZ LAND & CATTLE	8569 SHELLEY RD	SPENCERVILLE	OH	45887	04/14/2016	152,250	WDC : 237	☐	■
3	VANDEMARK KEVIN	1907 WONDERLICK RD	LIMA	OH	45805	09/18/2014	124,600	WDC : 612	☐	■

X: ☐ TTO LISTER: AE DATE: 07/29/2004 TIME: 02:55:54 PM ■ 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

8569 SHELLEY RD,

COMMENT

TY2021:Net Gen=$368.88, Other Assessment=$50.60
DE17 RMV DECK/DSKTP REV
DE15 ALLOW VAC
DE13 RMV 2.5%RB/ DIDN'T RET APP
DE20 RMV ALL BLDGS;VERIFIED AERIALS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 16.3340**	**9,020 1,553**		**147,220 25,250**
0087	A 5.2780	9,480 2,020		50,040 10,660
0023	A .0160	8,790 1,320		140 20
0021	A 11.0400	8,790 1,320		97,040 14,570
RD:Road	A 1.1660	0 0		0 0
Total Acres: 17.5000			TOTAL	147,220 25,250

VALUATION SUMMARY

VALUE YEAR		2020	2020	2020	2020	2020	2020	2017	2017
REASON FOR CHANGE		CAUV	RAPP	CAUV	RCLS	CAUV	REMB	CAUV	RAPP
APPRAISED VALUE	LAND	25,250	147,220	25,260	147,180	25,260	147,180	54,460	151,230
	IMPR	0	0	0	0	0	0	37,600	37,600
	TOTAL	25,250	147,220	25,260	147,180	25,260	147,180	92,060	188,830
ASSESSED VALUE	LAND	8,840	51,530	8,840	51,510	8,840	51,510	19,060	52,930
	IMPR	0	0	0	0	0	0	13,160	13,160
	TOTAL	8,840	51,530	8,840	51,510	8,840	51,510	32,220	66,090
POTENTIAL RECOUP		2021=1780.97, 2020=1806.63, 2019=1312.25: Total=4899.85							

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					
BEDROOMS					
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

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

40-018700.0000

COMMENTS

40-018700.0000

UNION TWP / PARKWAY SD

03-12-300-003

Property Class: 110

Neighborhood 009401-A100

Map: 12
Block:
Card: 10
Bk: Pg:

O'NEILL PHILIP J & SHANNON L
O'NEILL PHILIP J & SHANNON L
13501 KOLTER RD
SPENCERVILLE, OH 45887

LEGAL INFORMATION
S SD SW SW

RTS: 003-04-12
Acres:17.5000

QUALIFIED CREDITS: CAUV: 06874: 2022

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KIESEWETTER JULIE A	9710 CASSTOWN FLETCHER RD	PIQUA	OH	45356	02/27/2012	0	QCE : X : 0	☐	☐
2	EDWARDS PAUL L	614 E MAIN ST	VAN WERT	OH	45891	04/15/1997	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: AE DATE: 07/29/2004 TIME: 02:55:54 PM ■ 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
8569 SHELLEY RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 17.5000			TOTAL	147,220 25,250

VALUATION SUMMARY

VALUE YEAR		2017	2017	2015	2015	2014	2014	2011	2011
REASON FOR CHANGE		CAUV	MISC	CAUV	REMB	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	LAND	64,540	139,440	64,540	139,440	64,540	139,440	36,730	100,960
	IMPR	31,900	31,900	32,400	32,400	40,300	40,300	48,100	48,100
	TOTAL	96,440	171,340	96,940	171,840	104,840	179,740	84,830	149,060
ASSESSED VALUE	LAND	22,590	48,800	22,590	48,800	22,590	48,800	12,860	35,340
	IMPR	11,170	11,170	11,340	11,340	14,110	14,110	16,840	16,840
	TOTAL	33,760	59,970	33,930	60,140	36,700	62,910	29,700	52,180
POTENTIAL RECOUP		2021=1780.97, 2020=1806.63, 2019=1312.25: Total=4899.85							

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					
BEDROOMS					
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

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

40-018700.0000

COMMENTS