

BLACKCREEK TWP / PARKWAY SD

01-07-100-002

Property Class: 510

Neighborhood

009015-R150

Map: 03

Block:

Card: 39

Bk: Pg:

01-007900.0000

MORREALE JOHN & CRISTINE TRUSTEES

MORREALE JOHN & CRISTINE TRUSTEES

12424 INDIANA OHIO ST LINE RD

WILLSHIRE, OH 45898

LEGAL INFORMATION

PT NW NW

RTS: 001-04-07

Acres:9.1260

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MORREALE JOHN & CRISTINE	12424 INDIANA OHIO ST	WILLSHIRE	OH	45898	04/27/2018	345,000	WDC : 264	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CAFFEE JON S & LISA K	12424 IN-OH STATE LINE	WILLSHIRE	OH	45898	12/09/2011	266,700	WDC : F : 667	<input type="checkbox"/>	<input type="checkbox"/>
3	CAFFEE LARRY A & LINDA	10646 ST RT 49	WILLSHIRE	OH	45898		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 04/22/2004 TIME: 09:19:17 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input checked="" type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	12424 INDIANA OHIO STATE LINE RD			
								COMMENT	
								TY2022:Net Gen=\$3,188.90, Other Assessment=\$2.90 POND DE17 DESKTOP RVW CHG: ADD RFX & "NV" SHEDS DE22 DESKTOP RVW: UPDATE OUTBLDS PER AERIAL	
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site		AC:1		17490				17,500	0
SM:Small Acreage		AC:8.126		6900				56,100	0
Total Acres: 9.1260						TOTAL		73,600	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2018	2018	2018	2017	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RCLS	CAUV	MISC	CAUV	RAPP
APPRAISED VALUE	LAND 73,600	64,000	64,000	60,400	16,500	60,400	165,210	484,630
	IMPR 242,200	157,400	155,500	148,800	148,800	148,800	148,800	148,800
	TOTAL 315,800	221,400	219,500	209,200	165,300	209,200	314,010	633,430
ASSESSED VALUE	LAND 25,760	22,400	22,400	21,140	5,780	21,140	57,820	169,620
	IMPR 84,770	55,090	54,430	52,080	52,080	52,080	52,080	52,080
	TOTAL 110,530	77,490	76,830	73,220	57,860	73,220	109,900	221,700

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH										
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1600	FR	207,180												
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																
<input type="checkbox"/>			<input type="checkbox"/> STONE																
ROOFING			ROOF TYPE																
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE																
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																
<input checked="" type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																
FLOORS				B	1	2	3	U											
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
INT. FINISH				B	1	2	3	U											
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
ACCOMMODATIONS																			
# OF ROOMS		5																	
BEDROOMS		3																	
FIREPLACES																			
HEAT & AC				B	1	2	3	U											
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
GEOTHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
PLUMBING																			
BASE																			
X FULL BATH		1																	
X HALF BATH																			
X FIXTURES	1																		
				BSMT	1600		22,880												
				SUBTOTAL				230,060											
				MULTI-FAMILY #	0		0												
				BUILDING TYPE	100%		0												
				BSMT FINISH	0	S.F.	0												
				FIREPLACE #	0		0												
				HEATING	0	S.F.	0												
				AIR COND	1,600	S.F.	2,640												
				PLUMBING #	4		4,840												
				GARAGES & CARPORTS			14,200												
				EXTRA FEATURES			8,800												
				SUBTOTAL			260,540												
				GRADE FACTOR			105 %												
				UNADJUSTED VALUE			273,570												
				FACTOR			100 %												
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL						
DWELLING	1	SK	1,600	C+		1999		A	273,570	22	213,380		192,000						
1 Barn	14	48x48	2,304	C	19.49	2004		A	44,900	33	30,080		30,100						
2 Rfx		10x48	480	C	8.91	2004		A	4,280	33	2,870		2,900						
3 Pole Bldg		54x16	864	C	13.51	2008		A	11,670	25	8,750		8,800						
4 Rfx		8x40	320	C	8.91	2004		A	2,850	33	1,910		1,900						
5 Pole Bldg		30x24	720	C	14.32	2001		A	10,310	37	6,500		6,500						
6																			
7																			
8																			
9																			
10																			
11																			
												TOTAL	242,200						
COMMENTS																			
>>OB Features: 1.1 <Shop/Garage Finish> Dwelling has an Economic Factor of 90% (Rollback Basis=\$209,500)																			

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3	CAFFEE LARRY A & LINDA	10646 ST RT 49	WILLSHIRE	OH	45898		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

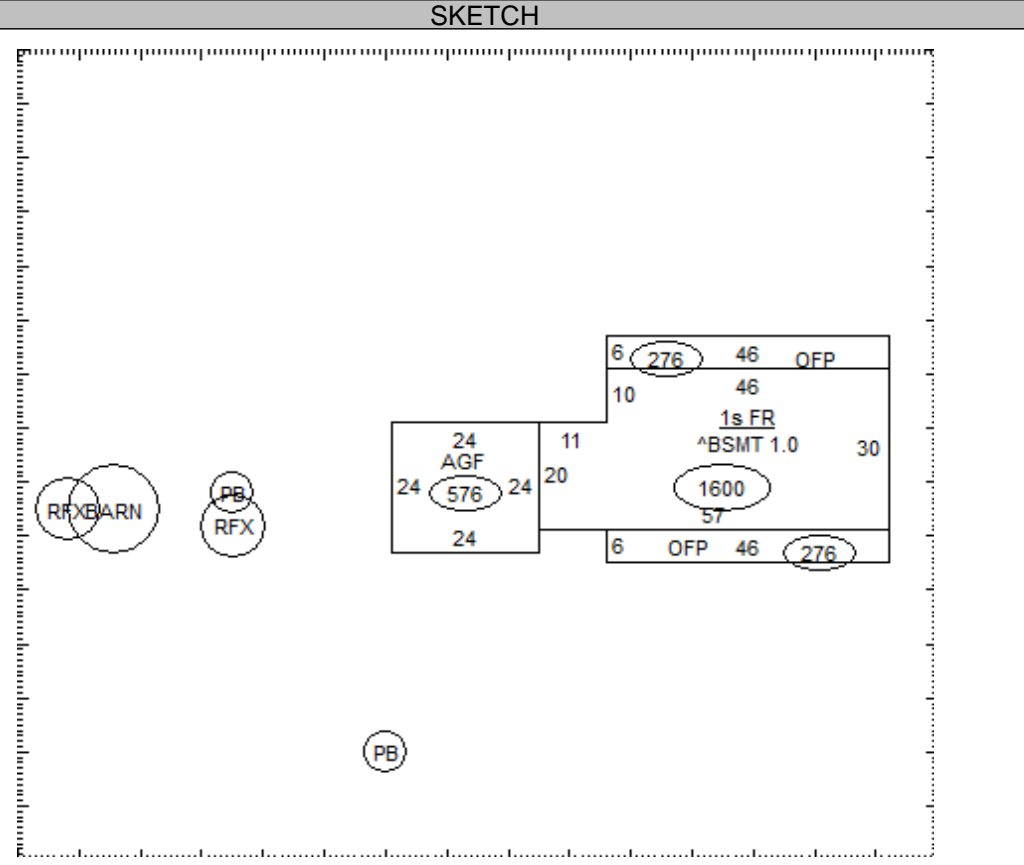
X: TTO LISTER: RK DATE: 04/22/2004 TIME: 09:19:17 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION		
<input type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU			12424 INDIANA OHIO STATE LINE RD			
<input checked="" type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC							
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING							
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD							
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD							
LAND COMPUTATIONS										
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C		
Total Acres: 9.1260						TOTAL	73,600	0		

VALUATION SUMMARY

VALUE YEAR	2017	2017						
REASON FOR CHANGE	CAUV	MISC						
APPRAISED VALUE	<u>LAND</u>	207,850	444,300					
	<u>IMPR</u>	150,900	150,900					
	<u>TOTAL</u>	358,750	595,200					
ASSESSED VALUE	<u>LAND</u>	72,750	155,510					
	<u>IMPR</u>	52,820	52,820					
	<u>TOTAL</u>	125,570	208,330					

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input type="checkbox"/>									
X FULL BATH													
X HALF BATH													
X FIXTURES													
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						%							
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													



01-007900.0000

TOTAL 0

COMMENTS