

09-093600.0000

KD CAVANAUGH LLC

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11407 ROAD 10-K

OTTAWA, OH 45875

LEGAL INFORMATION

DORSTEN CLUB ISLAND

SECOND ADDITION LOT 51 PT

RTS: 003-06-23 LOT#: 51

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KD CAVANAUGH LLC	11407 ROAD 10-K	OTTAWA	OH	45875	07/28/2021	224,900	WDC : 609	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MILLER DOUGLAS P &	225 S RANGELINE RD	PLEASANT HILL	OH	45359	11/07/2005	169,900	WDC : A : 944	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HOERSTING ROBERT L &	6880 GLENHILLS DR	ENGLEWOOD	OH	45322	09/08/1997	106,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 04/05/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION		
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5413 ELM RD				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$2,450.38, Other Assessment=\$0.00 DE11 CORR OFF DE17 DESKTOP REVIEW//ADD PATIO; CORR CPY/PATIO				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY					
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT					
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU					
LAND COMPUTATIONS										
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C		
F:Front	F90 D100		ST650 DP81 ADJ527				47,400	0		
						TOTAL	47,400	0		

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u>	47,400	36,500	32,900	41,100			
	<u>IMPR</u>	156,800	109,200	94,500	89,500			
	<u>TOTAL</u>	204,200	145,700	127,400	130,600			
ASSESSED VALUE	<u>LAND</u>	16,590	12,780	11,520	14,390			
	<u>IMPR</u>	54,880	38,220	33,080	31,330			
	<u>TOTAL</u>	71,470	51,000	44,600	45,720			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1380	FR	193,900

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
SUBTOTAL			193,900

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,380 S.F.	2,280
PLUMBING #	3	3,630
GARAGES & CARPORTS		17,800
EXTRA FEATURES		5,500
SUBTOTAL		223,110

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

GRADE FACTOR		100 %
UNADJUSTED VALUE		223,110
FACTOR		100 %

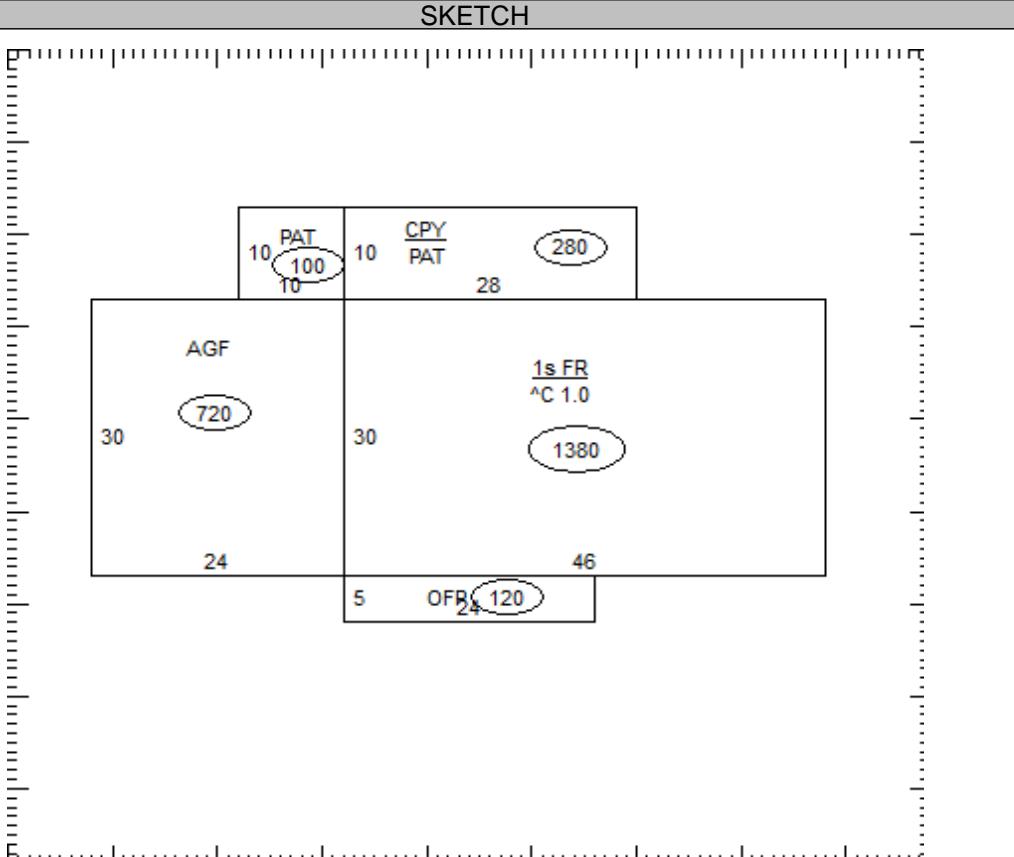
ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,380	C		1988		A	223,110	26	165,100		156,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

SUBTOTAL		223,110
GRADE FACTOR		100 %
UNADJUSTED VALUE		223,110
FACTOR		100 %

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES



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TOTAL 156,800

COMMENTS

Dwelling has an Economic Factor of 95%