

20-008500.0200

**FULLENKAMP ALEX K & PEYTON A**

FULLENKAMP ALEX K & PEYTON A

4688 CARTHAGENA RD

SAINT HENRY, OH 45883

Created in 2019 From 20-008500.0000 due to Split

**LEGAL INFORMATION**

PT NW NW

RTS: 002-07-15

Acres: 2.4530

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	FULLENKAMP ALEX K &	4688 CARTHAGENA RD	SAINT HENRY	OH	45883	11/06/2019	275,000	WDC : 765	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	4688 CARTHAGENA RD <b>COMMENT</b> TY2022:Net Gen=\$2,539.40, Other Assessment=\$0.00

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	32050				32,100 0
SM:Small Acreage	AC:1.453	8300				12,100 0
Total Acres: 2.4530					TOTAL	44,200 0

VALUATION SUMMARY						
VALUE YEAR	2023	2020	2020	2020	2020	
REASON FOR CHANGE	RAPP	RAPP	MISC	CAUV	MISC	
APPRAISED	LAND	44,200	29,800	26,400	18,430	30,250
VALUE	IMPR	202,700	164,300	141,000	118,900	118,900
	TOTAL	246,900	194,100	167,400	137,330	149,150
ASSESSED	LAND	15,470	10,430	9,240	6,450	10,590
VALUE	IMPR	70,950	57,510	49,350	41,620	41,620
	TOTAL	86,420	67,940	58,590	48,070	52,210

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

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

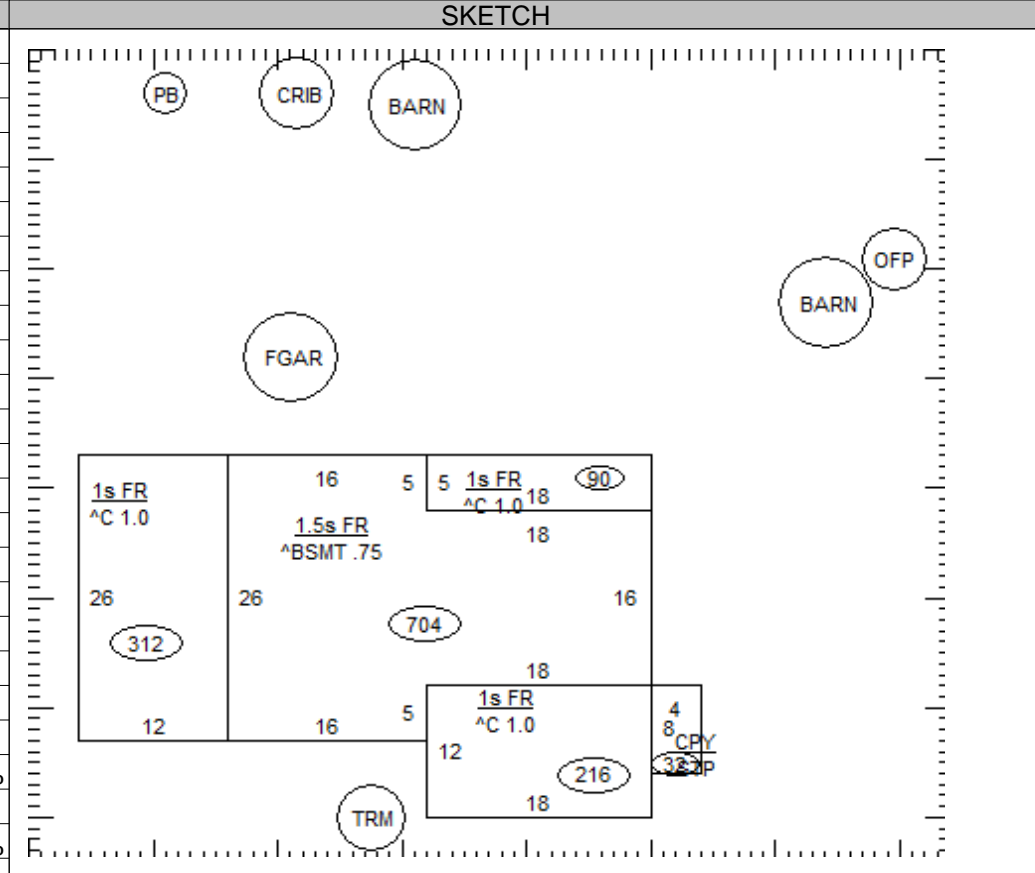
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 1 5 3  
 BEDROOMS 1 3  
 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 1  
 X HALF BATH  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1322	FR	188,990
.5	352	FR	31,210
BSMT	528		7,550
<b>SUBTOTAL</b>			<b>227,750</b>
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			500
<b>SUBTOTAL</b>			<b>231,880</b>
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			<b>231,880</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,674	C		1920		A	231,880	45	127,530		153,000
1 Gar - Frame		24x32	768	C	23.70	1958		F	18,200	90	1,820		1,800
2 Barn	16	54x100	5,400	D	9.60	2003		A	51,840	36	33,180		33,200
3 Crib - Wire	SV*	0x0		C				F	200	95			200
4 Pole Bldg	14	32x40	1,280	C	12.51	1975		A	16,010	80	3,200		3,200
5 Barn	16	34x60	2,040	C	12.00	1920		F	24,480	95	1,220		1,200
6 OFP		18x54	972	C	16.04	2003		A	15,590	35	10,130		10,100
7													
8													
9													
10													
11													

20-008500.0200 \* Value Override Item TOTAL 202,700

**COMMENTS**  
 Dwelling has an Economic Factor of 120% (Rollback Basis=\$186,900)