



20-046900.0300

**OVERMAN DUSTIN B & ALYSSA L**  
OVERMAN DUSTIN B & ALYSSA L  
3075 FT RECOVERY MINSTER RD  
SAINT HENRY, OH 45883  
Created in 2005 From 20-046900.0000 due to Split

**LEGAL INFORMATION**  
PT SW  
  
RTS: 002-07-30  
Acres:1.3500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OVERMAN DUSTIN B &	3075 FT RECOVERY	SAINT HENRY	OH	45883	07/28/2023	450,000	WDC : 426	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	EVERS JUDY A	3075 FT RECOVERY	SAINT HENRY	OH	45883	01/06/2023	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	EVERS MARION J & JUDY	3075 FT RECOVERY	SAINT HENRY	OH	45883	03/27/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 07/26/2007 TIME: 12:00:00 AM  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	3075 FT RECOVERY MINSTER RD <b>COMMENT</b> TY2022:Net Gen=\$4,631.06, Other Assessment=\$0.56 DE15 ADDED WOOD FP; FIN BSMT PER DATA MAILER DE17 DESKTOP RVW CHGS: ADD WDDK, COR RFX/STP AREA DE23 CORR PLUMB PER AD

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:0.35	8500				3,000 0
Total Acres: 1.3500					TOTAL	35,100 0

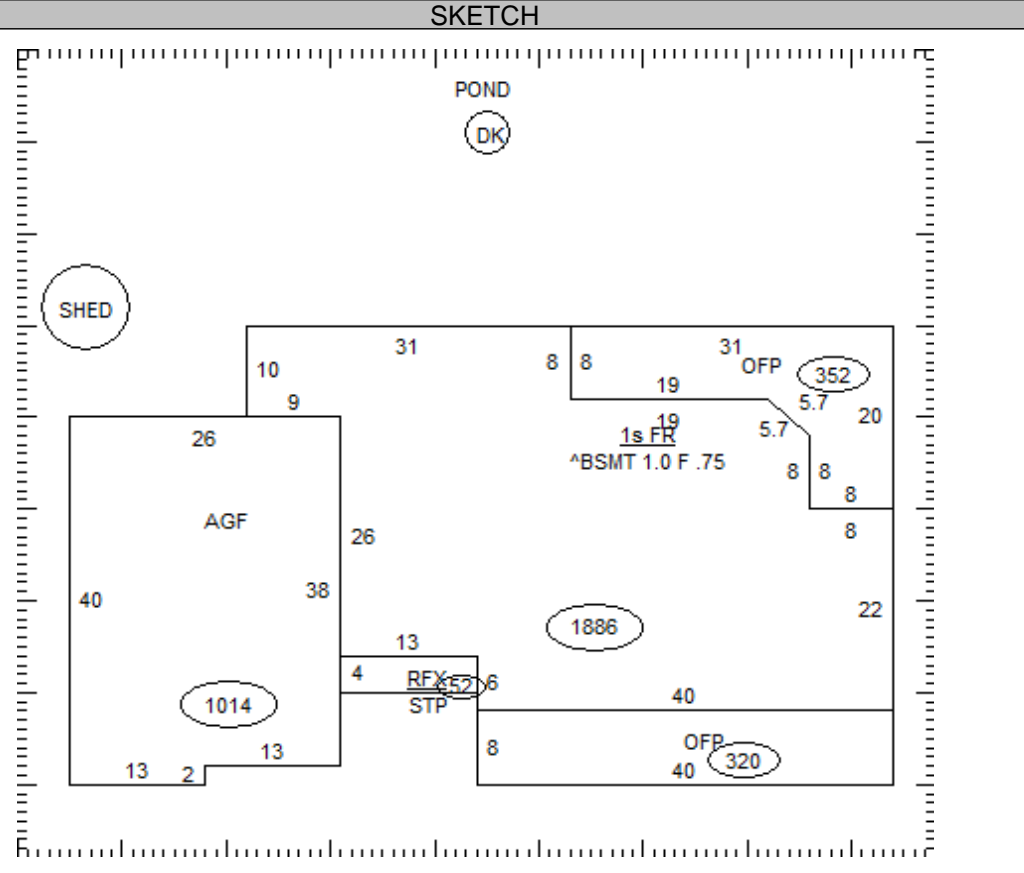
VALUATION SUMMARY						
VALUE YEAR	2023	2022	2020	2017	2017	
REASON FOR CHANGE	MISC	NC	RAPP	RAPP	MISC	
APPRaised	LAND	35,100	21,400	21,400	19,000	19,100
VALUE	IMPR	392,000	326,700	323,900	296,300	280,400
	TOTAL	427,100	348,100	345,300	315,300	299,500
ASSESSED	LAND	12,290	7,490	7,490	6,650	6,690
VALUE	IMPR	137,200	114,350	113,370	103,710	98,140
	TOTAL	149,490	121,840	120,860	110,360	104,830

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1886	FR	227,920
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" 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"/>
CARPET	<input type="checkbox"/>	<input checked="" 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"/>
PANELING	<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"/>
ACCOMMODATIONS	# OF ROOMS	1	5		
BEDROOMS			3		
FIREPLACES		1			
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" 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"/>
ELECTRIC	<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"/>
FLR/WALL	<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"/>
GEOHERMAL	<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"/>
CTRL A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE				
X FULL BATH		2			
X HALF BATH					
X FIXTURES					

BSMT	1886		26,970
<b>SUBTOTAL</b>			254,890
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,414 S.F.		20,220
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	3,300 S.F.		5,440
PLUMBING #	6		7,260
GARAGES & CARPORTS			25,100
EXTRA FEATURES			11,800
<b>SUBTOTAL</b>			329,110
GRADE FACTOR			115 %
<b>UNADJUSTED VALUE</b>			378,480
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,886	B-		2006		A	378,480	15	321,710		386,100
1 WDDK		20x20	400	C	10.13	2012		A	4,050	17	3,360		3,400
2 Shed		12x28	336	C	7.70	2020		A	2,590	3	2,510		2,500
3													
4													
5													
6													
7													
8													
9													
10													
11													

20-046900.0300	<b>TOTAL</b>	392,000
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**COMMENTS**

Dwelling has an Economic Factor of 120%

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SAINT HENRY, OH 45883  
Created in 2005 From 20-046900.0000 due to Split

**LEGAL INFORMATION**  
PT SW  
  
RTS: 002-07-30  
Acres:1.3500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EVERS MARION J	3075 FT RECOVERY	SAINT HENRY	OH	45883	09/16/2016	349,000	WDC : 646	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RINDERLE MATT K	281 WALNUT ST	SAINT HENRY	OH	45883	10/13/2006	25,000	WDC : A : 826	<input type="checkbox"/>	<input type="checkbox"/>
3	SPECK ROGER C & BRENDA A	1722 TOWNSHIP LINE RD	SAINT HENRY	OH	45883	07/20/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 07/26/2007 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
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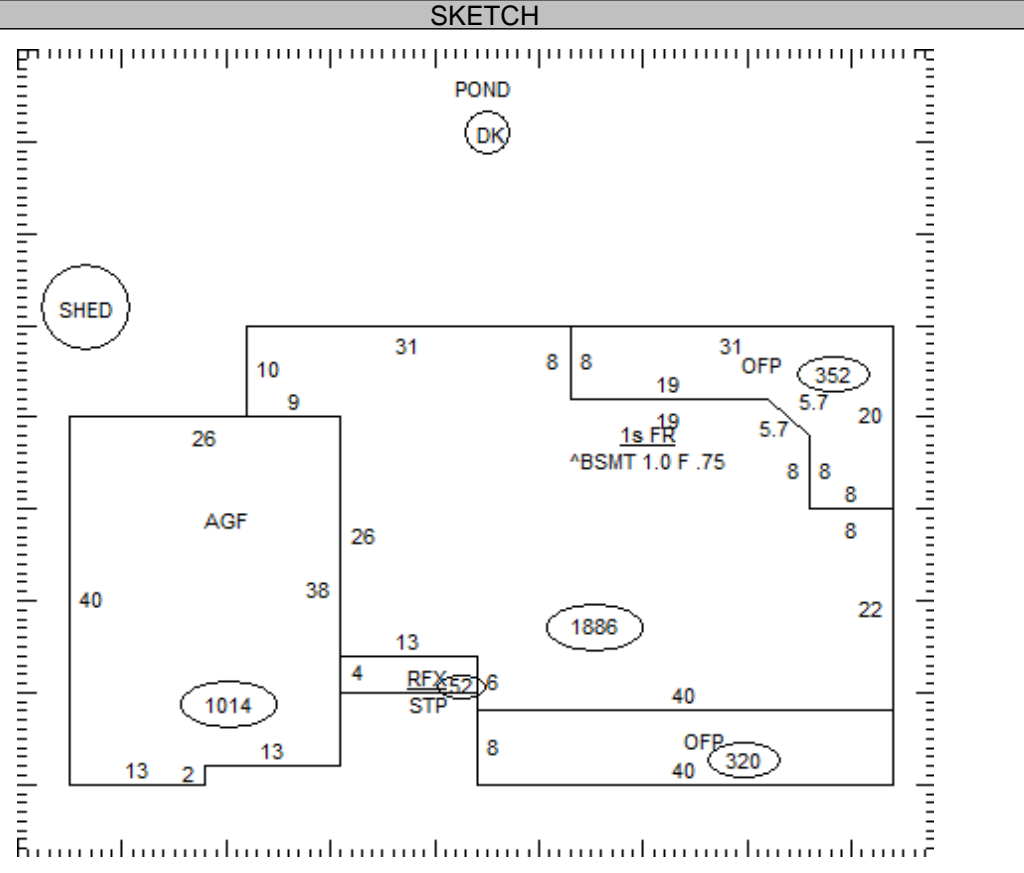
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 1.3500					TOTAL	35,100	0

**VALUATION SUMMARY**

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
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<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
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<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				

<b>SUBTOTAL</b>					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
<b>SUBTOTAL</b>					0
GRADE FACTOR					%
<b>UNADJUSTED VALUE</b>					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													

20-046900.0300

TOTAL 0

COMMENTS