

27-017352.0306

**GAST & GAST LLC**

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4731 ST RTE 119

SAINT HENRY, OH 45883

**LEGAL INFORMATION**

WESTLAKE CONDOMINIUM

BUILDING #1135/ UNIT 306

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GAST & GAST LLC	4731 ST RTE 119	SAINT HENRY	OH	45883	04/06/2021	91,000	WDC : 246	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WESTLAKE DEVELOPMENT	555 METRO PLACE NORTH	DUBLIN	OH	43017	04/07/2003	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 08/23/2004 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 1135 WEST BANK RD UNIT 306  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY Tax Incentive Exempt Parcel: 27-017352.030Q  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT (TY2022 L=9,000; B=68,000; T=77,000)  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU TY2022:Net Gen=\$0.00, Other  
 Assessment=\$1,244.26  
 POOLVIEW CONDO  
 2004 BASE VALUES: L:0 / B:0  
 2017 DUPL VALUES:L:\$9,000 B:\$68,000  
 T:\$77,000  
 2023 DUPL VALUES:L:\$12500 B:\$116400  
 T:\$128900  
 DE15 REMV OFP, DETERMINED COMMON  
 AREA  
 TAX INCENTIVE: TF505

LAND COMPUTATIONS

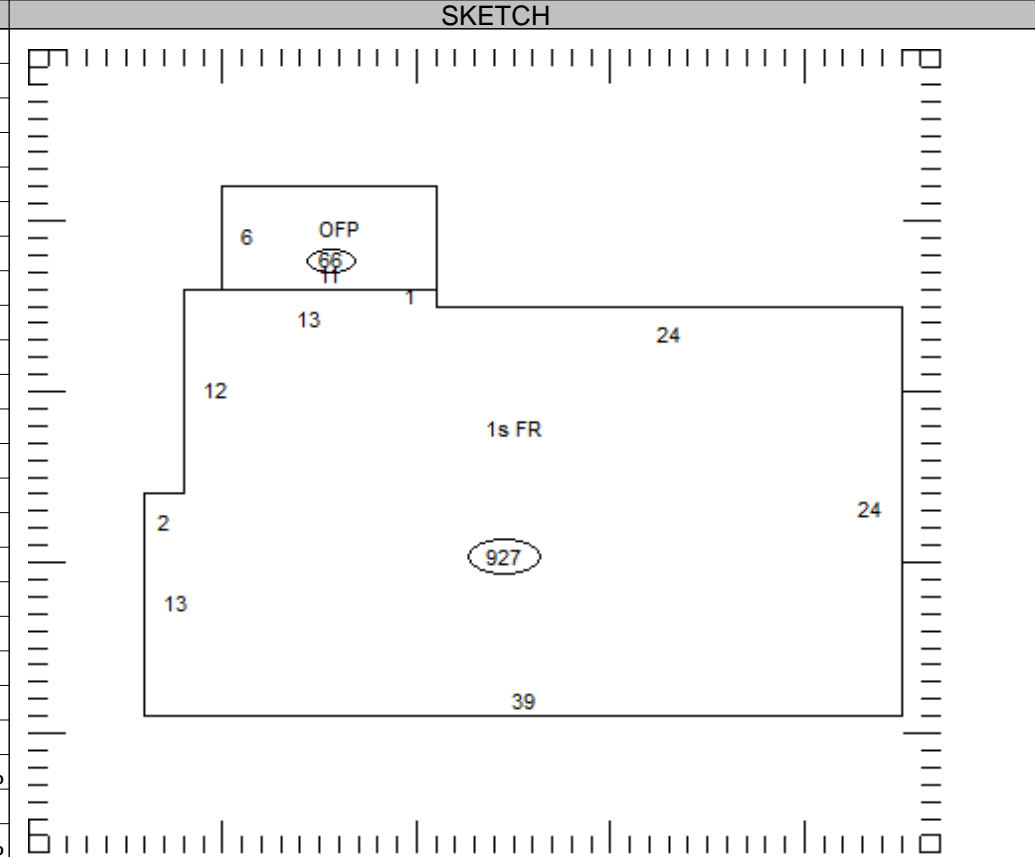
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CL:Condo Land	UNIT PRICED	12500				12,500	0	
Total Acres: 1.0000					TOTAL	0	0	

VALUATION SUMMARY

\* Value Override Item

VALUE YEAR	* 2023	* 2020	* 2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	0	0	0					
VALUE	0	0	0					
	0	0	0					
ASSESSSED	0	0	0					
VALUE	0	0	0					
	0	0	0					

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	927	FR	151,910
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	<input type="checkbox"/> ALM/VYNL				
<b>BUILDING TYPE</b>		<input type="checkbox"/> CONC BLK	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BRICK		<input type="checkbox"/> STONE				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> GABLE		<input type="checkbox"/> HIP				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> GAMBREL		<input type="checkbox"/> MANSARD				
<input type="checkbox"/>	<input type="checkbox"/> FLAT						
<b>ROOFING</b>		<b>ROOF TYPE</b>					
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE		<input type="checkbox"/> SHINGLES				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP		<input type="checkbox"/> SHAKES				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL		<input type="checkbox"/> CARPET				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD						
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT						
<b>FLOORS</b>		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 checked="" 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"/>	
<b>INT. FINISH</b>		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"/>	
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"/>	
<b>ACCOMMODATIONS</b>							
# OF ROOMS		4					
BEDROOMS		2					
FIREPLACES							
<b>HEAT &amp; AC</b>		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 checked="" 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"/>	
GEOTHERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>PLUMBING</b>		<b>BASE</b>		<input checked="" type="checkbox"/>			
X FULL BATH		1					
X HALF BATH							
X FIXTURES							
<b>SUBTOTAL</b>							151,910
MULTI-FAMILY #	0						0
BUILDING TYPE	100%						0
BSMT FINISH	0 S.F.						0
FIREPLACE #	0						0
HEATING	0 S.F.						0
AIR COND	927 S.F.						1,530
PLUMBING #	3						3,630
<b>GARAGES &amp; CARPORTS</b>							0
<b>EXTRA FEATURES</b>							1,100
<b>SUBTOTAL</b>							158,170
<b>GRADE FACTOR</b>							100 %
<b>UNADJUSTED VALUE</b>							158,170
<b>FACTOR</b>							100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	927	C		2003		A	158,170	20	126,540		116,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL \*0

**COMMENTS**  
 TF29  
 Dwelling has an Economic Factor of 92%