

30-011100.0000

PETITT VALERI K & KREISCHER LEASE

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12561 WABASH RD

WILLSHIRE, OH 45898

LEGAL INFORMATION

CHATTANOOGA TOWN LOTS

UNRECORDED PLAT LOT#: 4

PT E SD N 1/2 NE RTS: 001-05-06

Acres:1.0000 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PETITT VALERI K &	12561 WABASH RD	WILLSHIRE	OH	45898	02/05/2019	90,000	WDC : 63	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GILLILAND WANDA L	9951 ST RTE 49	ROCKFORD	OH	45882	08/15/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	GILLILAND DOYLE R & WANDA	9951 ST RT 49	ROCKFORD	OH	45882	04/14/1992	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 04/08/2008 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 9951 ST RTE 49, ROCKFORD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,091.20, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$48.56
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE08 CORR SKTCH,CHG CLASS,ADD MMH ON

AS PERM FNDTN
DE16 DESKTOP RVW CHG: COR OUTBLDGS
DE20 RMV OOC DID NOT RETURN
*** NOTE*** PROPERTY NEEDS TO BE SURVEYED PER MAPPING DEPT 2/05/2019

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F201 D214	ST110	DP114	ADJ125		25,100 0
R:Rear	F89 FD214 RD23	ST110	DP2	ADJ2		200 0
					TOTAL	25,300 0

VALUATION SUMMARY

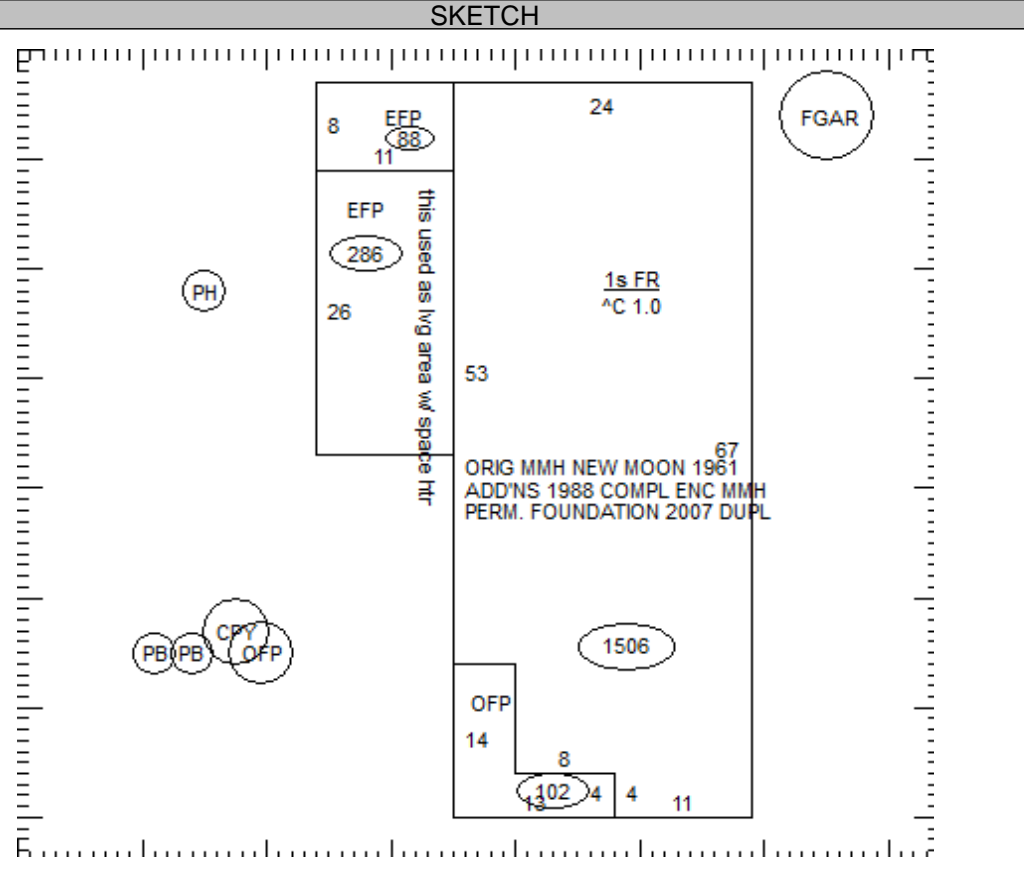
VALUE YEAR	2023	2020	2019	2017
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP
APPRAISED VALUE	25,300	20,900	17,500	16,900
	LAND			
	IMPR			
	TOTAL			
ASSESSED VALUE	8,860	7,320	6,130	5,920
	LAND			
	IMPR			
	TOTAL			
	54,320	40,080	42,630	42,630
	63,180	47,400	48,760	48,550

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1506	FR	201,250
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<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 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"/>
WOOD	<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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS	# OF ROOMS	5			
BEDROOMS	2				
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"/>
CTRL HEAT	<input 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"/>
GEO THERMAL	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBTOTAL			201,250
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 #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			12,500
SUBTOTAL			213,750
GRADE FACTOR			80 %
UNADJUSTED VALUE			171,000
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,506	D		1961	1988	F	171,000	50	85,500		68,400
1 Pole Bldg	12	20x80	1,600	C	14.36	1993		A	22,980	47	12,180		12,200
2 Gar - Frame		26x64	1,664	C	23.70	1993		A	39,440	47	20,900		20,900
3 Canopy	8	96x10	960	C	7.38	1993		A	7,080	47	3,750		3,800
4 Pole Bldg	14	120x76	9,120	C	9.72	1993		A	88,650	47	46,980		47,000
5 Poultry	8	16x16	256	C	12.38	1980		F	3,170	78	700		700
6 OFP		0x0	260	C	16.04	1993		A	4,170	47	2,210		2,200
7													
8													
9													
10													
11													

30-011100.0000 TOTAL 155,200

COMMENTS

MH #30-920 1961 NEW MOON DOYLE GILLIAND 12 X40
 >>OB Features: 1.1 <Stable>
 Dwelling has an Economic Factor of 80%