

Property Class: 510

Neighborhood
009315-R150

Map:
Block:
Card:

Bk: Pg:

MARION TWP / MARION SD

12-18-300-010

31-014200.0300

WATERMAN JACOB A & JENNA A
WATERMAN JACOB A & JENNA A
6199 OLDING RD
MARIA STEIN, OH 45860
Created in 2016 From 31-014200.0000 due to Split

LEGAL INFORMATION
PT SE SW

RTS: 003-07-18
Acres:2.2660

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WATERMAN JACOB A & JENNA	6199 OLDING RD	MARIA STEIN	OH	45860	01/25/2019	47,500	WDC : 43	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BRUNS NEIL R & JESSICA M	1565 CASSELLA	MARIA STEIN	OH	45860	12/30/2016	39,000	WDC : 940	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/21/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE MINOR SUB

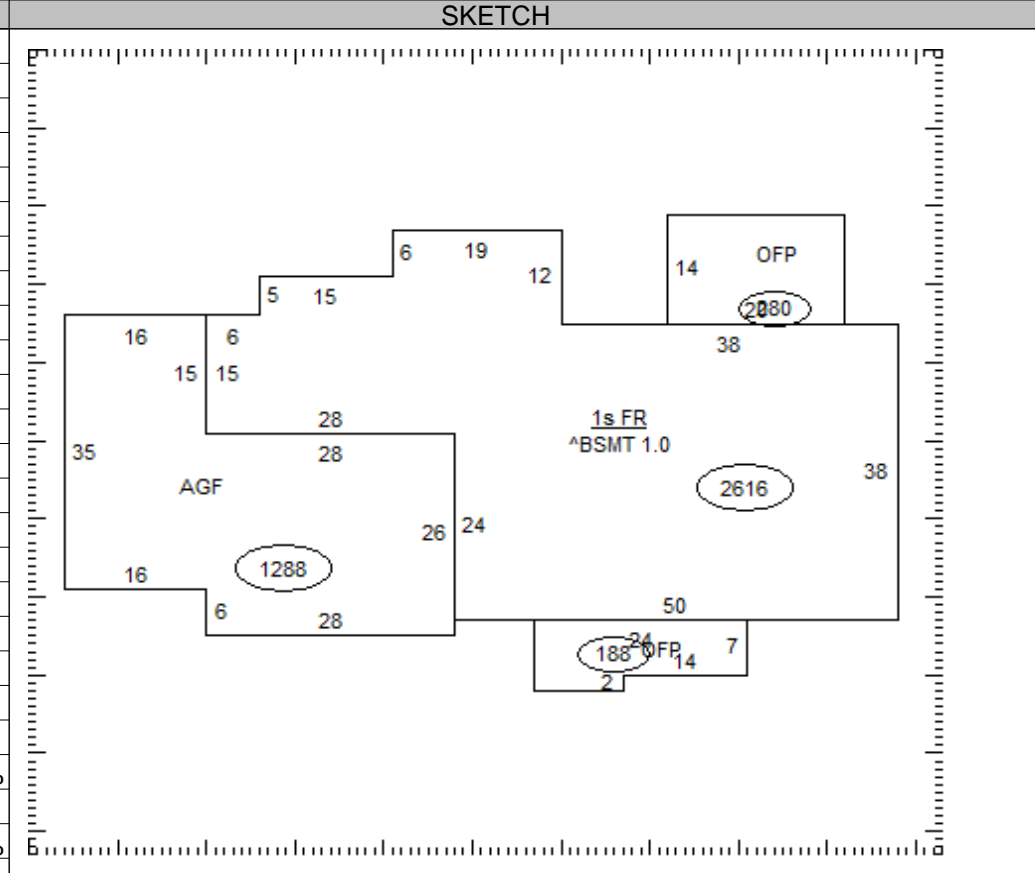
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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	6199 OLDING RD COMMENT TY2022:Net Gen=\$5,600.42, Other Assessment=\$0.00 DE21 ADD DWLWG (\$352,000) DE22 RMV INC

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	30900				30,900 0
SM:Small Acreage	AC:1.266	8300				10,500 0
Total Acres: 2.2660					TOTAL	41,400 0

VALUATION SUMMARY								
VALUE YEAR	2023	2022	2021	2021	2020	2017	2017	
REASON FOR CHANGE	RAPP	NC	RCLS	NC	RAPP	RAPP	MISC	
APPRAISED	LAND	41,400	26,900	26,900	26,900	16,000	15,000	18,500
VALUE	IMPR	510,900	363,500	285,100	285,100	0	0	0
	TOTAL	552,300	390,400	312,000	312,000	16,000	15,000	18,500
ASSESSED	LAND	14,490	9,420	9,420	9,420	5,600	5,250	6,480
VALUE	IMPR	178,820	127,230	99,790	99,790	0	0	0
	TOTAL	193,310	136,650	109,210	109,210	5,600	5,250	6,480

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

FLOOR	AREA	CONST	VALUE
1	2616	FR	280,720



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	2616		37,410
SUBTOTAL			318,130

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	2,616 S.F.	4,320
PLUMBING #	5	6,050
GARAGES & CARPORTS		31,800
EXTRA FEATURES		7,500
SUBTOTAL		367,800

INT. FINISH B 1 2 3 U

PLASTER/DW

PANELING

UNFINISHED

GRADE FACTOR		105 %
UNADJUSTED VALUE		386,190
FACTOR		100 %

ACCOMMODATIONS

OF ROOMS 7

BEDROOMS 3

FIREPLACES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,616	C+		2020		G	386,190	2	378,470		510,900
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

GEOHERMAL

OUTSIDE

CTRL A/C

PLUMBING BASE

X FULL BATH 1

X HALF BATH 1

X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,616	C+		2020		G	386,190	2	378,470		510,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

31-014200.0300

TOTAL 510,900

COMMENTS

Dwelling has an Economic Factor of 135%