31-024000.0000

MARION TWP / MARION SD

12-21-476-017

Property Class: 510

Neighborhood 003160-RS50

Map: 10
Block:
Card: 56
Bk: Pg:

HOMAN CORY J
HOMAN CORY J
7465 ST RTE 119
MARIA STEIN, OH 45860

LEGAL INFORMATION
PT SE SE

RTS: 003-07-21
Acres:0.4200 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN CORY J	7465 ST RTE 119	MARIA STEIN	OH	45860	07/25/2019	165,000	WDC : 501	☐	■
2	PRENGER LUELLA	7465 ST RTE 119	MARIA STEIN	OH	45860	05/08/2019	0	QCE : X : 0	☐	☐
3	PRENGER GREGOR & LUELLA	7465 ST RT 119	MARIA STEIN	OH	45860		0	: 0	☐	☐

X: ☐ TTO LISTER: JO DATE: 01/25/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
7465 ST RT 119, MARIA STEIN

COMMENT
TY2022:Net Gen=$1,819.96, Other Assessment=$0.00
DE17 CORR DWELLING & EFP, ADD STP/RVL DSKTP REV
DE22 ADD PATIO; DSKTP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F88 D200	ST185 DP113 ADJ209		18,400 0
			TOTAL	18,400 0

VALUATION SUMMARY

		2023	2022	2020	2017	2017	2017		
VALUE YEAR		2023	2022	2020	2017	2017	2017		
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP	MISC	MISC		
APPRAISED VALUE	LAND	18,400	16,500	16,500	12,400	12,400	12,400		
	IMPR	175,100	113,500	112,700	95,700	83,900	83,800		
	TOTAL	193,500	130,000	129,200	108,100	96,300	96,200		
ASSESSED VALUE	LAND	6,440	5,780	5,780	4,340	4,340	4,340		
	IMPR	61,290	39,730	39,450	33,500	29,370	29,330		
	TOTAL	67,730	45,510	45,230	37,840	33,710	33,670		

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

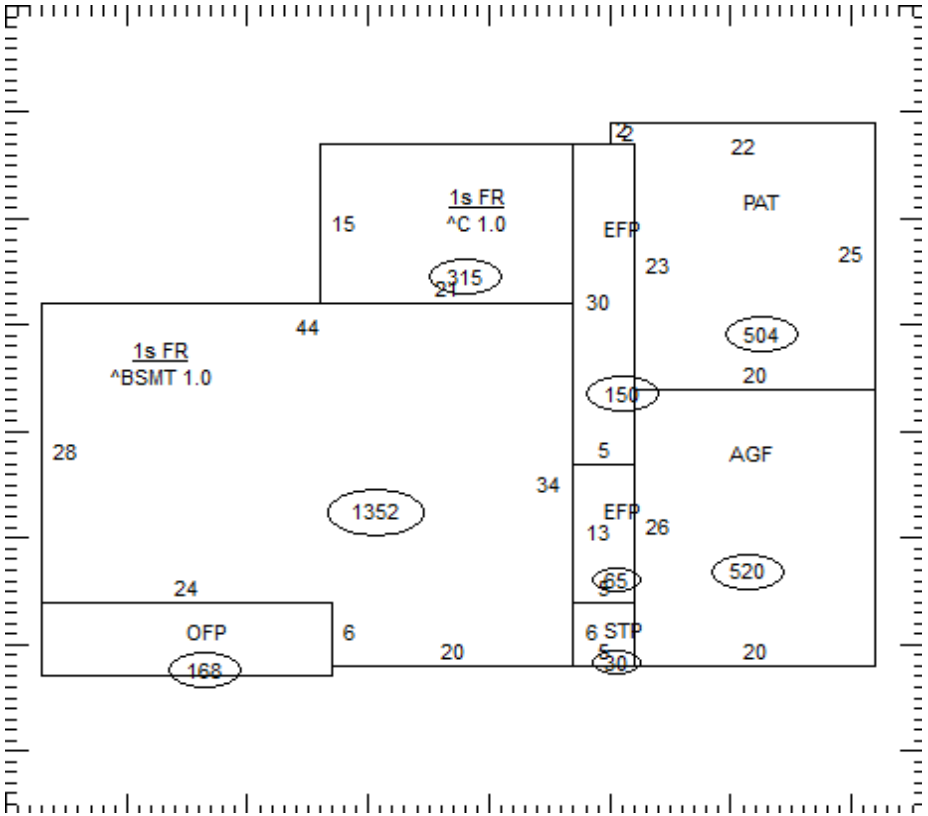
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		2			
FIREPLACES					

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	1667	FR	212,640
BSMT	1352		19,330
SUBTOTAL			231,970
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,667 S.F.		2,750
PLUMBING #	3		3,630
GARAGES & CARPORTS			12,900
EXTRA FEATURES			11,300
SUBTOTAL			262,550
GRADE FACTOR			100 %
UNADJUSTED VALUE			262,550
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,667	C		1955		A	262,550	42	152,280		175,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		175,100

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COMMENTS

Dwelling has an Economic Factor of 115%