

31-027100.0700

THOBE MARK H & STAHL KATELYN M
THOBE MARK H & STAHL KATELYN M
2371 ROLFES RD
MARIA STEIN, OH 45860
Created in 2003 From 31-027100.0000 due to Split

LEGAL INFORMATION
PT E 1/2 NW

RTS: 003-07-23
Acres:1.0510

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	THOBE MARK H & STAHL	2371 ROLFES RD	MARIA STEIN	OH	45860	05/19/2020	345,000	WDC : 316	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHWIETERMAN JOHN M	2371 ROLFES RD	MARIA STEIN	OH	45860-9708	06/09/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 07/11/2023 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 checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2371 ROLFES RD, MARIA STEIN		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$3,876.24, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE21 RMV OWN OCC; DIDN'T RET APP		

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:0.051	8500				400 0
Total Acres: 1.0510					TOTAL	31,300 0

DE23 DISREGARD DER CHGS; DOG PREVENTED BACKYRD ACCESS, RMV WDDK, ADD EFP & PAT, EST FROM AERIAL, ADD FP

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	NC	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u>	31,300	18,100	16,900			
	<u>IMPR</u>	388,500	252,100	241,200			
	<u>TOTAL</u>	419,800	270,200	258,100			
ASSESSED VALUE	<u>LAND</u>	10,960	6,340	5,920			
	<u>IMPR</u>	135,980	88,240	84,420			
	<u>TOTAL</u>	146,940	94,580	90,340			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	969	FR	156,280
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	996	FR	77,100
BUILDING TYPE					
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL				
<input type="checkbox"/>	<input checked="" type="checkbox"/> BRICK				
	<input type="checkbox"/> STONE				

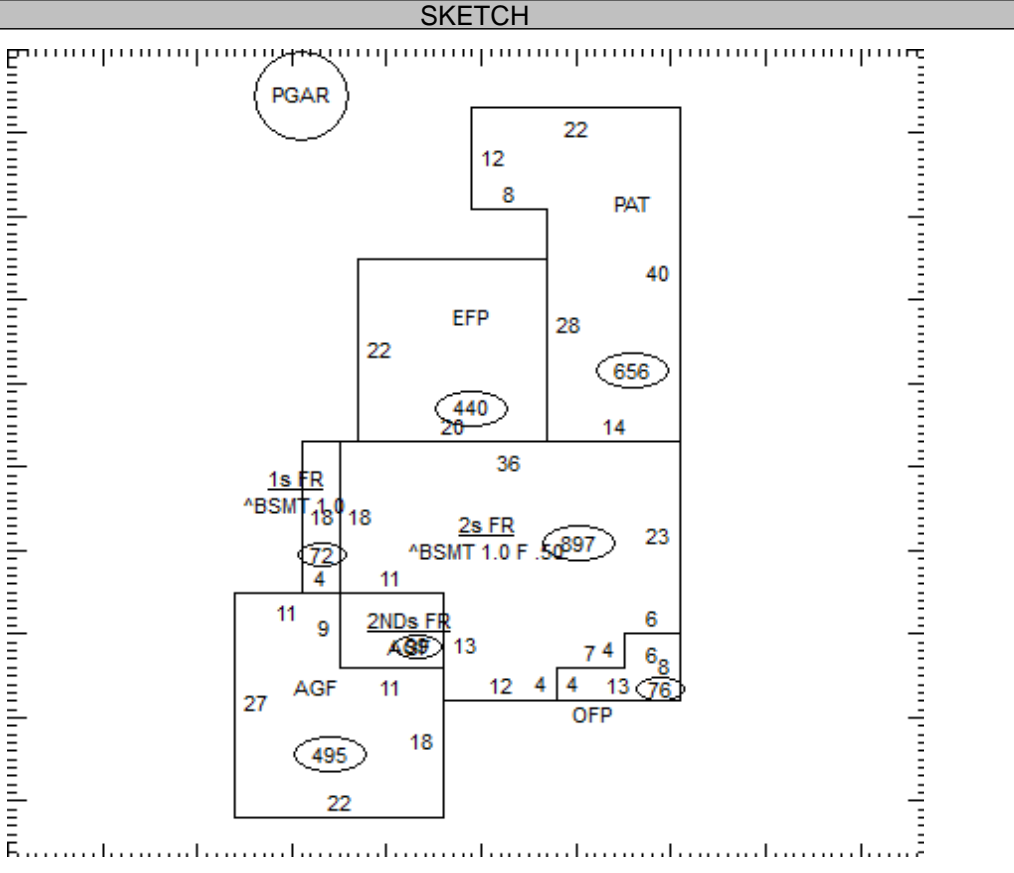
ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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	2 3 3				
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BSMT	969		13,860
SUBTOTAL			247,240
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	448 S.F.		6,410
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,413 S.F.		3,980
PLUMBING #	8		9,680
GARAGES & CARPORTS			14,700
EXTRA FEATURES			16,700
SUBTOTAL			303,110
GRADE FACTOR			115 %
UNADJUSTED VALUE			348,580
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,965	B-		2001		A	348,580	19	282,350		381,200
1 Gar - Pole	10	24x40	960	C	12.00	2002		A	11,520	37	7,260		7,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

31-027100.0700 TOTAL 388,500

COMMENTS

40 LINEAL FEET BRICK TRIM 8FT HIGH
Dwelling has an Economic Factor of 135%