



31-035800.2100

LEGAL INFORMATION
 CHAPEL HILL ADDITION

LOT#: 21

HEITKAMP ERIC W & SARAH L
 HEITKAMP ERIC W & SARAH L
 2170 OAK ST
 MARIA STEIN, OH 45860

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEITKAMP ERIC W & SARAH L	2170 OAK ST	MARIA STEIN	OH	45860	09/13/2021	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	HEITKAMP ERIC W	2170 OAK ST	MARIA STEIN	OH	45860	06/15/2015	199,500	WDC : 382	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	JUTTE RANDALL L & LORI J	2170 OAK ST	MARIA STEIN	OH	45860	11/18/1993	14,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DATE: 04/11/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> STANDARD	<input checked="" 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	2170 OAK ST, MARIA STEIN COMMENT TY2022:Net Gen=\$2,572.60, Other Assessment=\$56.00 DE23 ADD SHED; DESKTOP RVW
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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F98 D140	ST385	DP96	ADJ370			36,300	0
TOTAL							36,300	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED <u>LAND</u>	36,300	22,400	17,800
VALUE <u>IMPR</u>	219,900	161,400	143,400
<u>TOTAL</u>	256,200	183,800	161,200
ASSESSED <u>LAND</u>	12,710	7,840	6,230
VALUE <u>IMPR</u>	76,970	56,490	50,190
<u>TOTAL</u>	89,680	64,330	56,420

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

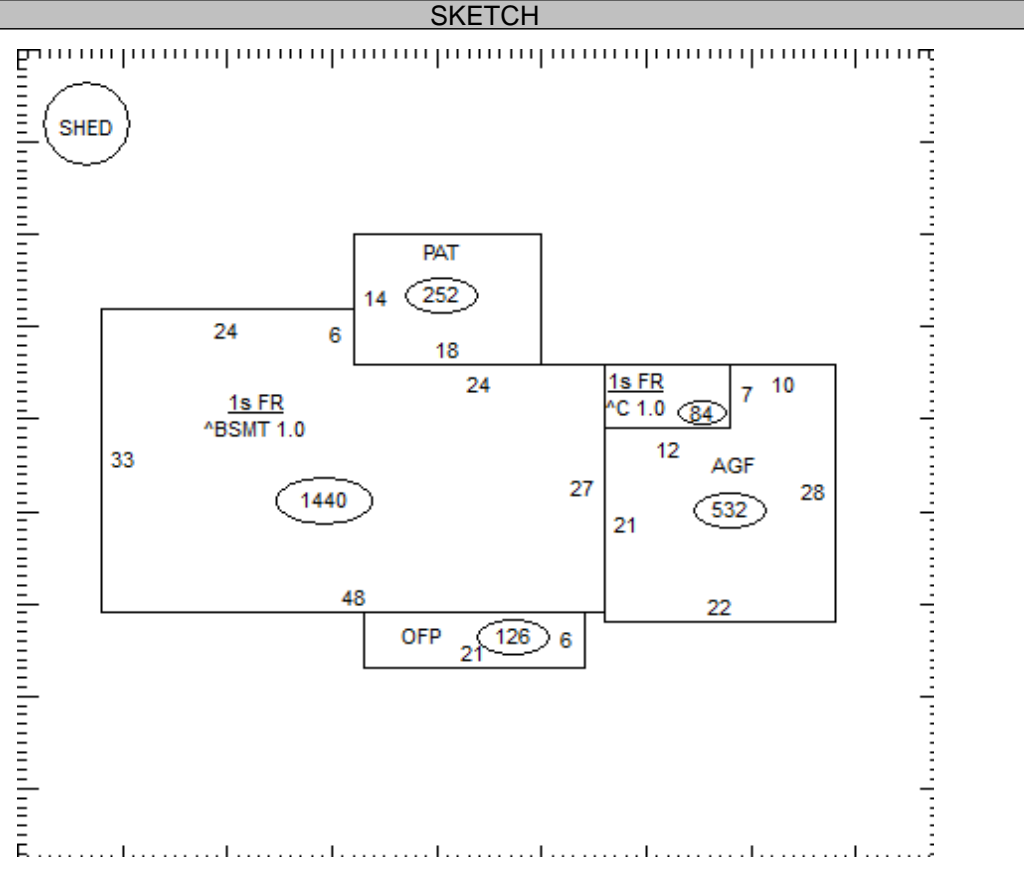
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 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 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1524	FR	203,650
BSMT	1440		20,590
SUBTOTAL			224,240
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,524 S.F.		2,510
PLUMBING #	5		6,050
GARAGES & CARPORTS			13,200
EXTRA FEATURES			3,000
SUBTOTAL			249,000
GRADE FACTOR			100 %
UNADJUSTED VALUE			249,000
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,524	C		1994		A	249,000	24	189,240		217,600
1 Shed		16x20	320	C	7.70	2017		A	2,460	7	2,290		2,300
2													
3													
4													
5													
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TOTAL 219,900

COMMENTS

Dwelling has an Economic Factor of 115% (Rollback Basis=\$253,900)