31-035800.2200

MARION TWP / MARION SD

12-24-303-006

Property Class: 510

Neighborhood 003120-TS40

Map: 15
Block:
Card: 60
Bk: Pg:

ALBERS AUSTIN C & KRAMER GINA M
ALBERS AUSTIN C & KRAMER GINA M
2160 OAK ST
MARIA STEIN, OH 45860

LEGAL INFORMATION
CHAPEL HILL ADDITION
LOT#: 22
RTS: 003-07-24

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALBERS AUSTIN C & KRAMER	2160 OAK ST	MARIA STEIN	OH	45860	10/01/2021	197,000	WDC : 843	☐	■
2	BRUNS JAMES W	7902 INDIAN TRAIL RD	MARIA STEIN	OH	45860	07/02/1986	74,900	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 04/12/2023 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
2160 OAK ST

COMMENT
TY2022:Net Gen=$2,396.26, Other Assessment=$56.00
DE17 DESKTOP RVW CHG: UPDATE STP, COR BSMNT FL AREA
DE22 PER DATA MAILER CORR HEAT; ADD C/A
DE23 ADD PATIO; DESKTOP RVW

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	2022	2020	2017	2017			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	36,300	22,400	22,400	17,800	18,200			
	IMPR	196,200	148,800	143,200	123,900	98,500			
	TOTAL	232,500	171,200	165,600	141,700	116,700			
ASSESSED VALUE	LAND	12,710	7,840	7,840	6,230	6,370			
	IMPR	68,670	52,080	50,120	43,370	34,480			
	TOTAL	81,380	59,920	57,960	49,600	40,850			

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	■	☐	☐	☐	☐

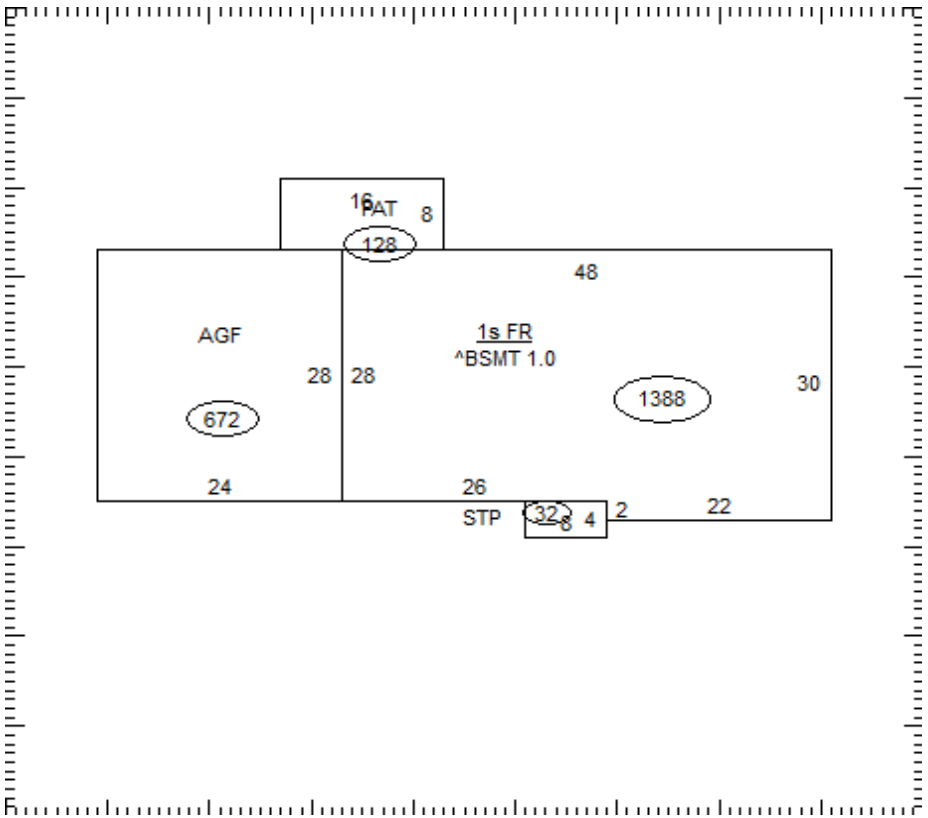
ACCOMMODATIONS	B	1	2	3	U
# OF ROOMS	1	5			
BEDROOMS		3			
FIREPLACES					

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				
X HALF BATH		1		
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1388	FR	195,030
BSMT	1388		19,850
SUBTOTAL			214,880
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,388 S.F.		2,290
PLUMBING #	2		2,420
GARAGES & CARPORTS			16,600
EXTRA FEATURES			800
SUBTOTAL			236,990
GRADE FACTOR			100 %
UNADJUSTED VALUE			236,990
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,388	C		1986		A	236,990	28	170,630		196,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		196,200

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COMMENTS

Dwelling has an Economic Factor of 115%