31-035800.3300

SCHROEDER RENTALS LLC
SCHROEDER RENTALS LLC
8520 SUPERIOR DR
MARIA STEIN, OH 45860

MARION TWP / MARION SD

12-24-307-003

LEGAL INFORMATION
CHAPEL HILL ADDITION

LOT#: 33

Property Class: 520
Neighborhood 003120-TS40
Map: 15
Block:
Card: 81
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHROEDER RENTALS LLC	8520 SUPERIOR DR	MARIA STEIN	OH	45860	08/26/2019	145,000	WDC : 576	☐	■
2	BRUNS KERRY J	2515 ST JOHNS RD	MARIA STEIN	OH	45860	05/31/2005	140,000	WDC : A : 0	☐	■
3	CLUNE LEONARD F & ALMA E	1965 AMSTERDAM RD	MINSTER	OH	45865	05/17/1994	14,000	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 12/08/2004 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
8530 SUPERIOR DR, MARIA STEIN

COMMENT
TY2022:Net Gen=$2,292.22, Other Assessment=$56.00
8532 SUPERIOR DR
DE17 DESKTOP RVW CHG: UPDATE PAT MSMNTS
TriDwell=75

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	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	36,300	17,600	17,800	16,500				
	IMPR	179,700	142,200	132,900	116,600				
	TOTAL	216,000	159,800	150,700	133,100				
ASSESSED VALUE	LAND	12,710	6,160	6,230	5,780				
	IMPR	62,900	49,770	46,520	40,810				
	TOTAL	75,610	55,930	52,750	46,590				

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		6			
BEDROOMS		2			
FIREPLACES					

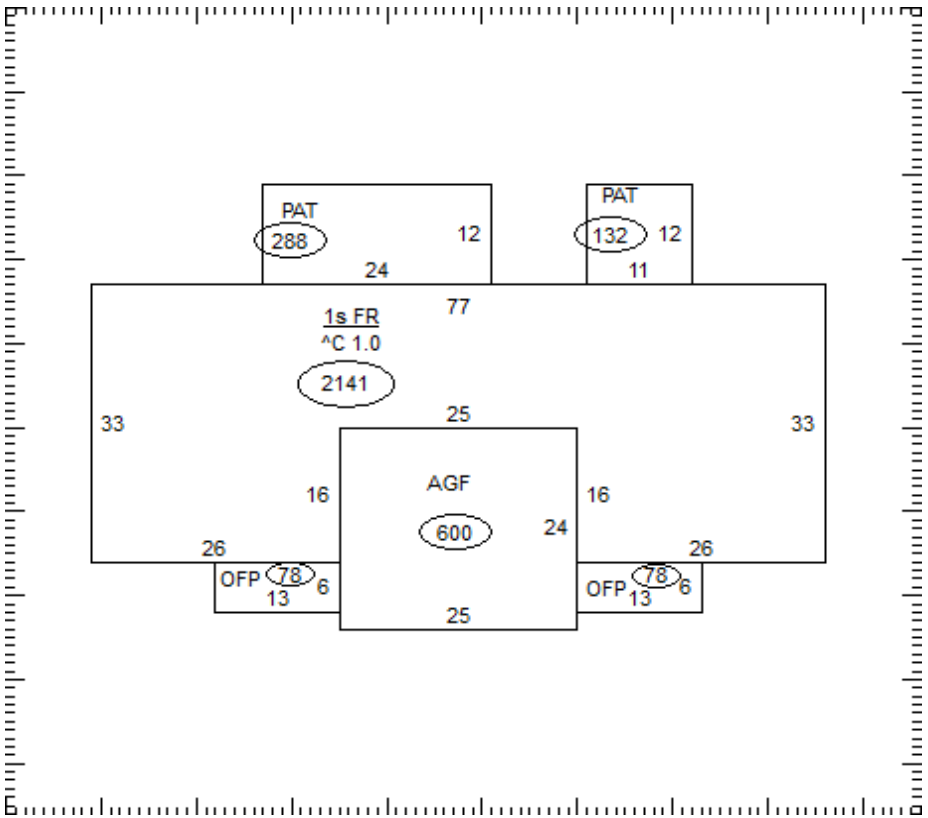
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	2141	FR	245,320

SUBTOTAL		245,320
MULTI-FAMILY #	1	2,500
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,141 S.F.	3,530
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,800
EXTRA FEATURES		4,300
SUBTOTAL		274,080
GRADE FACTOR		100 %
UNADJUSTED VALUE		205,560
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,141	C		1995		A	205,560	24	156,230		179,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		179,700

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COMMENTS

Dwelling has an Economic Factor of 115%