

31-079800.0501

LEGAL INFORMATION
PT NW NE

RTS: 003-07-34
Acres: 1.1030

WINNER SHANE & JODI

WINNER SHANE & JODI

1460 VOSKUHL RD

MARIA STEIN, OH 45860

Created in 2009 From 31-079800.0500 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WINNER SHANE & JODI	1460 VOSKUHL RD	MARIA STEIN	OH	45860	05/19/2021	635,000	WDC : 396	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	THOBE ERICA L	1460 VOSKUHL RD	MARIA STEIN	OH	45860	12/11/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	THOBE DANIEL & ERICA	1460 VOSKUHL RD	MARIA STEIN	OH	45860	08/07/2009	28,200	WDC : A : 438	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: CG DATE: 07/06/2011 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 type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1460 VOSKUHL 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 TY2022:Net Gen=\$5,690.16, Other Assessment=\$2.00 DE11 REMOVE INCOMPL, TTO- NO FIN BSMNT DE10 ADD DWLG @ 60% COMPL DE17 DESKTOP RVW CHG: ADD PATIO DE23 DESKTOP REIVEW ADD PP SHED			
<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				
<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				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU				
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:0.103	8500				900	0		
Total Acres: 1.1030						TOTAL	31,800	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRAISED	<u>LAND</u>	31,800	18,500	17,200	19,500		
VALUE	<u>IMPR</u>	554,500	388,000	374,500	346,700		
	<u>TOTAL</u>	586,300	406,500	391,700	366,200		
ASSESSED	<u>LAND</u>	11,130	6,480	6,020	6,830		
VALUE	<u>IMPR</u>	194,080	135,800	131,080	121,350		
	<u>TOTAL</u>	205,210	142,280	137,100	128,180		

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

FLOOR	AREA	CONST	VALUE
1	2551	BRK	294,280

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	2551		36,480
SUBTOTAL			330,760

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	2,551 S.F.	4,210
PLUMBING #	6	7,260
GARAGES & CARPORTS		30,000
EXTRA FEATURES		12,300
SUBTOTAL		388,930

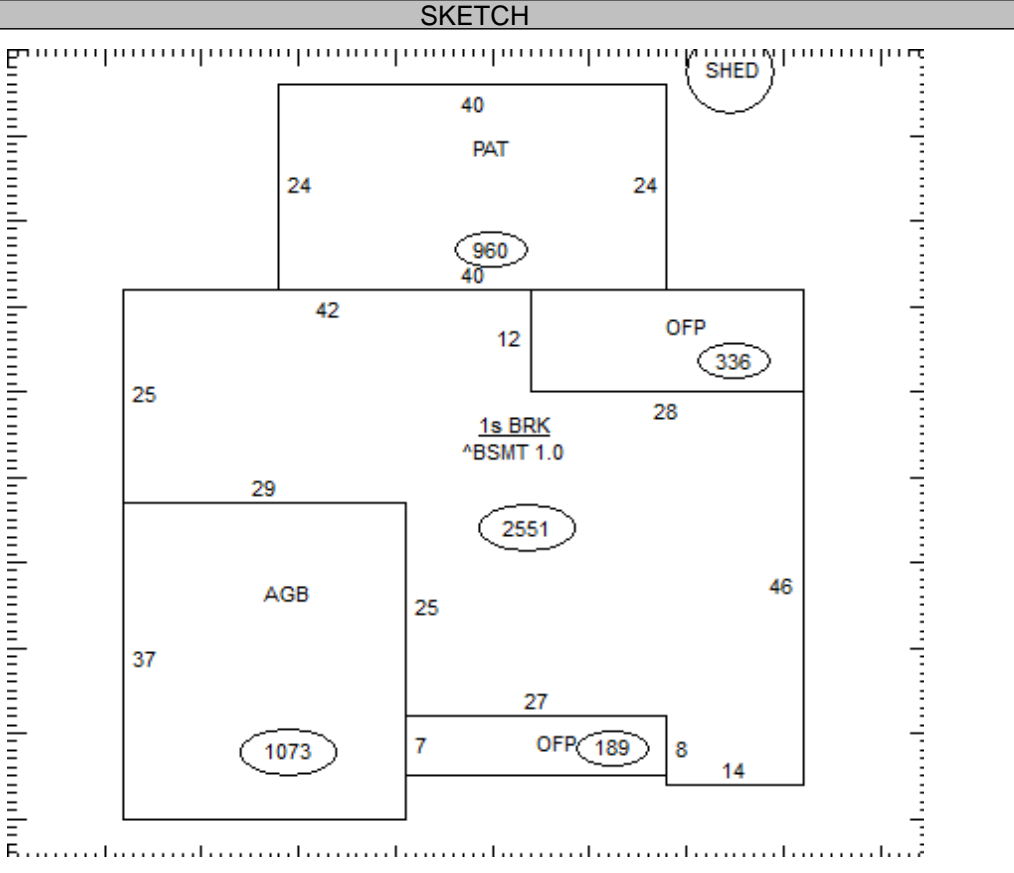
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

GRADE FACTOR		120 %
UNADJUSTED VALUE		466,720
FACTOR		100 %

ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,551	B		2009		A	466,720	12	410,710		554,500
1 Shed	PP	10x15	150	C		2022		G		1			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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 1



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TOTAL 554,500

COMMENTS
 GEOTHERMAL Dwelling has an Economic Factor of 135% (Rollback Basis=\$585,400)