

35-002200.0000

LEGAL INFORMATION
ROSENBECKS ADDITION

LOT#: 2

GERLACH TRAVIS G & DIANNA L
GERLACH TRAVIS G & DIANNA L
38 E WAYNE ST
CHICKASAW, OH 45826

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GERLACH TRAVIS G & DIANNA	38 E WAYNE ST	CHICKASAW	OH	45826	09/18/2017	210,000	WDC : 624	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RENGERS PHILIP H & JOAN M	38 WAYNE ST PO BOX 85	CHICKASAW	OH	45826		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 04/17/2023 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 checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	38 E WAYNE ST, CHICKASAW
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,349.10, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<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 type="checkbox"/> STANDARD <input type="checkbox"/>	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE23 ADD CENTRAL AIR, CHG GRD; DESKTOP RWV

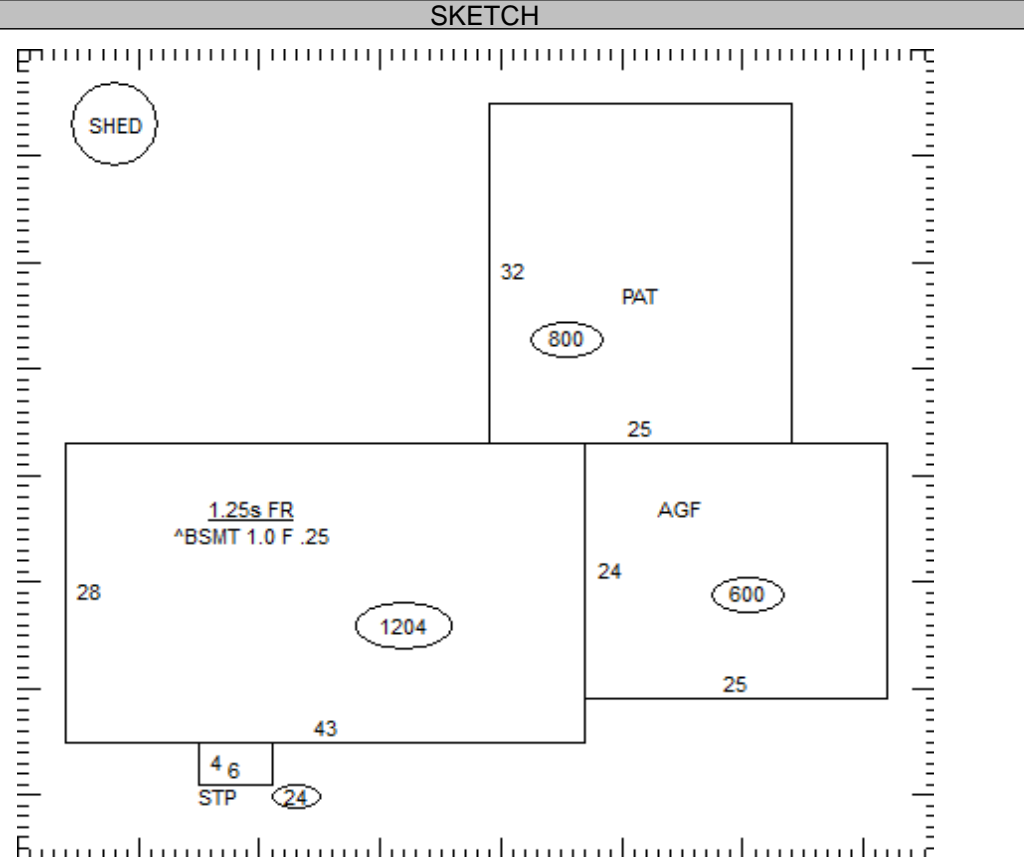
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F105 D130	ST325	DP93	ADJ302			31,700	0
TOTAL							31,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	LAND	31,700	26,300	21,900			
VALUE	IMPR	198,500	126,600	103,800			
	TOTAL	230,200	152,900	125,700			
ASSESSED	LAND	11,100	9,210	7,670			
VALUE	IMPR	69,480	44,310	36,330			
	TOTAL	80,580	53,520	44,000			

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	1204	FR	178,250				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	<input type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK	.25	301	FR	40,650				
BUILDING TYPE		<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> METAL								
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> BRICK	<input type="checkbox"/> SHAKES	<input type="checkbox"/> STONE								
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> GABLE	<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> HIP								
<input type="checkbox"/>	<input type="checkbox"/> GAMBREL		<input type="checkbox"/> MANSARD								
	<input type="checkbox"/> FLAT										
ROOFING		ROOF TYPE		BSMT	1204		17,220				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			236,120				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0		0				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	100%		0				
<input type="checkbox"/> SHAKES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	168 S.F.		2,400				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0		0				
FLOORS		B	1	2	3	U	HEATING	0 S.F.	0		
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	1,673 S.F.	2,770		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	5	6,050		
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		14,800		
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES		3,400		
INT. FINISH		B	1	2	3	U	SUBTOTAL		265,540		
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE FACTOR		100 %		
PANELING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE		265,540		
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR		100 %		
ACCOMMODATIONS											
# OF ROOMS	1	4	2								
BEDROOMS		1	2								
FIREPLACES											
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"/>						
PLUMBING		BASE					<input checked="" type="checkbox"/>				
X FULL BATH		1									
X HALF BATH			1								
X FIXTURES											



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,505	C		1973		A	265,540	35	172,600		198,500
1 Shed	PP	10x14	140	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 198,500

COMMENTS

ELECTRIC
Dwelling has an Economic Factor of 115%