

ALLEN TOWNSHIP / MARYSVILLE EVSD

076-00-00-059.001

03-0007015.0010

**LEGAL INFORMATION**

**QUALIFIED CREDITS: OOC ,  
 CAUV: 18002 (01/11/2024)**

**Rabley Keith A , Rabley Linda J**

VMS 15309/3151  
 201702010000975  
 Acres:11.2880

22942 NORTHWEST PKWY  
 MARYSVILLE, OH 43040

Created in 2017 From 03-0007015.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	Rabley Keith A & Linda J 2017 Splits - see notes. TT	NW PKWY	MARYSVILLE	OH	43040	02/01/2017	107,300	SUR : 166:11.2880		<input type="checkbox"/>	<input type="checkbox"/>
2	Springer Tyler	21940 WOLFORD MASKILL	MARYSVILLE	OH	43040 -9750	12/17/2012	205,000	2:EXD : 1134:10.6500		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: EY DATE: 04/01/2019 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 type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> IMPROVING <input checked="" 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	22942 NORTHWEST PKWY, MARYSVILLE 43040 <b>COMMENT</b> Rabley , Keith A Rabley , Linda J (Completed= 2) 2016 Split - 5.00 acres split stayed on parent parcel 03-0007015.0000 - Leftover 10.650 acres split here (03-0007015.0010) - No TIF & No SA. TT 2017 Split - 2.7020 acres split - split to 03-0007014.0000 - vacant - No TIF & No SA. 2017 Split - 3.1950 acres split - split to 03-0007014.0010 - vacant - No TIF & No SA. TT 2017 Splits - 1) 5.311 acres split from 03-0007014.0000 & 2) 5.9760 acres from 03-0007015.0010 - combined to this parcel making a total of 11.288 acres-vacant-No TIF & No SA. TT '18 - CAUV initial rec'd by Keith & Linda Rabley -ab 2019 Add dwelling 100% complete 1/1/19 per OOC permit signed 11/18- JC '19 - added HS -ab 2019 OOC Applied 11/8/19 - KN 2024 Add SHED, PB (OMIT). DLP BOR: 17-131 BOR FINAL TO VALUE AT SALE 2019 BOR FINAL TO GO TOT \$377,140 (Mod SM:)130

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
<b>CR:Crop TOTAL</b>	<b>A 8.1653</b>	<b>6,197</b>	<b>990</b>			<b>52,530</b>	<b>9,030</b>
NPB	A 7.5115	6,500	1,160			48,820	8,710
PA	A .0070	6,410	1,330			40	10
SCB	A .6468	5,680	480			3,670	310
HS:Homesite	A 1.0000	26,600	0			26,600	0
ROW:Right of Way/Road	A .2444	0	0			0	0
WA:Waste	A .3279	50	0			20	0
<b>WD:Woods TOTAL</b>	<b>A 1.5504</b>	<b>1,510</b>	<b>230</b>			<b>2,380</b>	<b>360</b>
NPB	A 1.0876	1,560	230			1,700	250
Total Acres: 11.2880					<b>TOTAL</b>	<b>81,530</b>	<b>9,390</b>

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2024 (51.70)	2024 (51.70)	2023 (50.92)	2023 (50.92)	2022 (51.06)
REASON FOR CHANGE	CAUV	OPRO	CAUV	MISC	CAUV
APPRAISED	LAND	36,010	81,530	36,010	81,530
VALUE	IMPR	432,400	432,400	412,880	412,880
	TOTAL	468,410	513,930	448,890	448,890
ASSESSED	LAND	12,600	28,540	12,600	28,540
VALUE	IMPR	151,340	151,340	144,510	144,510
	TOTAL	163,940	179,880	157,110	157,110
NET GENERAL		7,638.30	7,638.30	7,176.94	7,176.94

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

FLOOR	AREA	CONST	VALUE
1	2339	FR	336,280

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	2339		33,680
<b>SUBTOTAL</b>			369,960

**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 #	0	0
HEATING	0 S.F.	0
AIR COND	2,339 S.F.	5,050
PLUMBING #	5	6,000
GARAGES & CARPORTS		20,770
EXTRA FEATURES		1,380
<b>SUBTOTAL</b>		403,160

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

GRADE FACTOR		110 %
<b>UNADJUSTED VALUE</b>		443,480
<b>FACTOR</b>		100 %

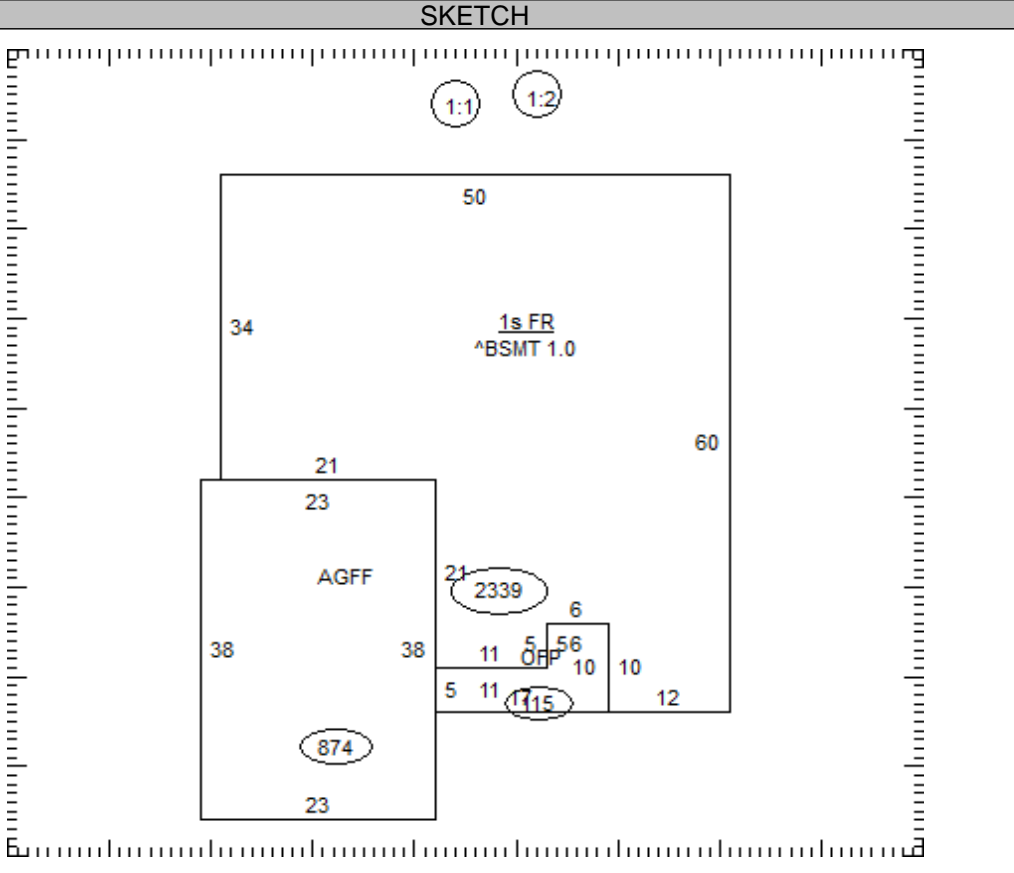
**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,339	C+		2018		E	443,480	2	434,610		412,880
1 Shed-Fr		16x10	160	C	12.00	2021		G	1,920	2	1,880		1,880
2 PoleBld>2021		40x30	1,200	C	15.00	2021		G	18,000	2	17,640		17,640
3													
4													
5													
6													
7													
8													
9													
10													
11													

NO HEAT       
 CTRL HEAT       
 HW/STEAM       
 ELECTRIC       
 HEAT PUMP       
 FLR/WALL       
 STVE/SPCE       
 GEOTHERMAL       
 OUTSIDE       
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,339	C+		2018		E	443,480	2	434,610		412,880
1 Shed-Fr		16x10	160	C	12.00	2021		G	1,920	2	1,880		1,880
2 PoleBld>2021		40x30	1,200	C	15.00	2021		G	18,000	2	17,640		17,640
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



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TOTAL 432,400

**COMMENTS**

(115SF OFP=\$1,380),(874SF AGFF=\$20,770)  
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$439,480)  
 2024=0.00, 2023=744.10, 2022=746.16: Total=1490.26

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Rabley Keith A, Rabley Linda J

LEGAL INFORMATION

QUALIFIED CREDITS: OOC, CAUV: 18002 (01/11/2024)

22942 NORTHWEST PKWY MARYSVILLE, OH 43040

VMS 15309/3151 201702010000975 Acres:11.2880

Created in 2017 From 03-0007015.0000 due to Split

Table with columns: OWNERSHIP, ADDRESS, CITY, STATE, ZIP, DATE, AMOUNT, DEED:CONV#: ACRES, JS, VALID. Rows include Rabley Keith A & Linda J and Springer Tyler.

X: TTO LISTER: EY DATE: 04/01/2019 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

Table with columns: STREET/ROAD, TOPOGRAPHY, PU-UTILITIES-PR, NEIGHBORHOOD, INFLUENCE FACTORS, PROPERTY LOCATION. Includes checkboxes for PAVED, GRAVEL, DIRT, etc.

Table with columns: LAND TYPE, SIZE, M, RATE, C, INF, M, VALUE, C. Includes row for PA and a TOTAL row.

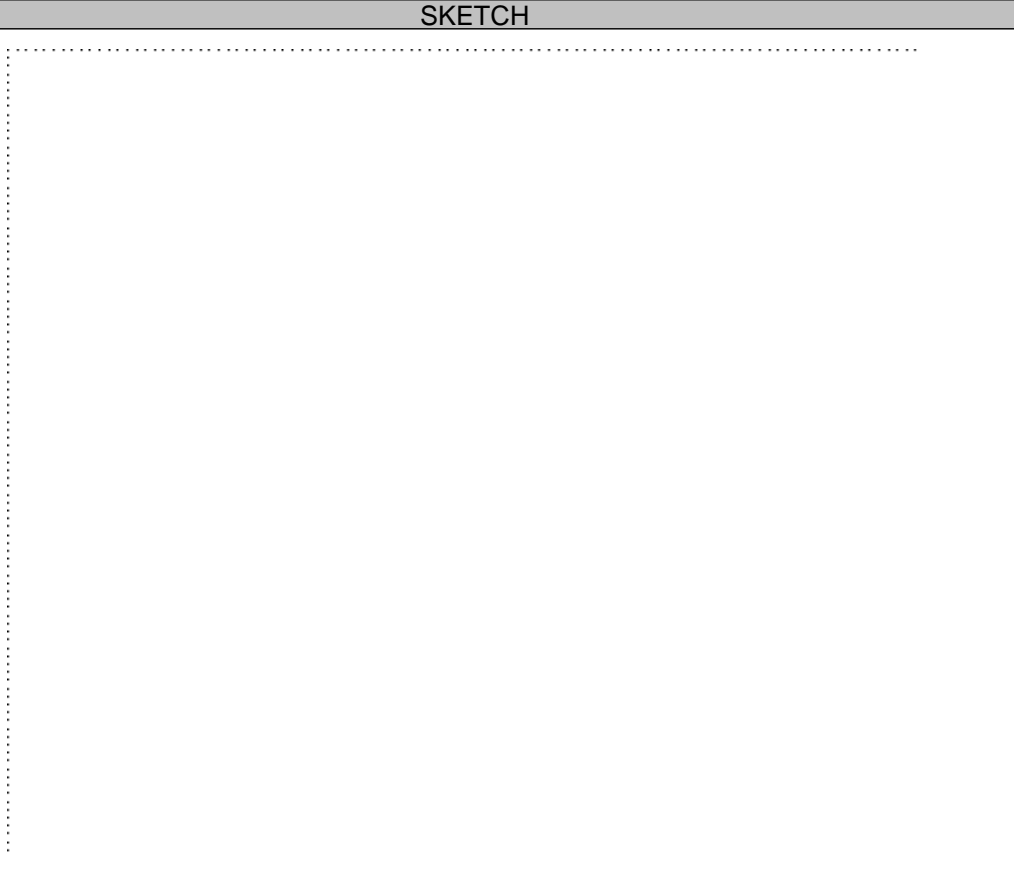
Total Acres: 11.2880 TOTAL 81,530 9,390

Table with columns: VALUE YEAR (EFF RATE), REASON FOR CHANGE, APPRAISED VALUE, ASSESSED VALUE, NET GENERAL. Includes VALUATION SUMMARY and \* Value Override Item.

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____			<input type="checkbox"/> STONE				
<b>ROOFING</b>		<b>ROOF TYPE</b>					
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT					

<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>	<b>0</b>	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
<b>ACCOMMODATIONS</b>								EXTRA FEATURES	0
# OF ROOMS							SUBTOTAL	0	
BEDROOMS							GRADE FACTOR	%	
FIREPLACES							UNADJUSTED VALUE	0	
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>		FACTOR	%	

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



03-0007015.0010

TOTAL 0

<b>COMMENTS</b>													