

17-0012026.1000

Boroff Jerrald T , Boroff Ainslie A

LEGAL INFORMATION

7640 BROCK RD  
PLAIN CITY, OH 43064

VMS 2991  
201410160007325 SV 19-358  
Acres:6.9870

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Boroff Jerrald T & Ainslie A	7640 BROCK RD	PLAIN CITY	OH	43064	10/16/2014	385,000	GWD : 1163:6.9870	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	DEJACO ANDREW P & JUDITH TRUSTEES	6198 INVERURIE DR	DUBLIN	OH	43017	12/07/2004	0	2:EX : 98812:6.9870	<input type="checkbox"/>	<input type="checkbox"/>
3	DEJACO ANDREW P & JUDITH					12/06/2004	230,000	2:SUR : 16112	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JF DATE: 08/08/2017 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input 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 type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	7640 BROCK RD, PLAIN CITY 43064

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Homesite	AC:1	58500				58,500 0
ROW:Right of Way/Road	AC:0.26	0				0 0
SM:Small Acres	AC:5.72	20020				114,510 0
Total Acres: 6.9800					TOTAL	173,010 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2023 (66.19)	2022 (68.56)	2021 (72.20)	2020 (69.74)	2019 (76.81)
REASON FOR CHANGE	MISC	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	LAND 173,010	173,010	133,090	133,090	133,090
	IMPR 1,735,120	1,735,120	1,401,020	1,401,020	1,401,020
	TOTAL 1,908,130	1,908,130	1,534,110	1,534,110	1,534,110
ASSESSED VALUE	LAND 60,550	60,550	46,580	46,580	46,580
	IMPR 607,290	607,290	490,360	490,360	490,360
	TOTAL 667,840	667,840	536,940	536,940	536,940
NET GENERAL	40,884.68	41,950.08	35,505.96	34,164.72	37,652.00

COMMENT

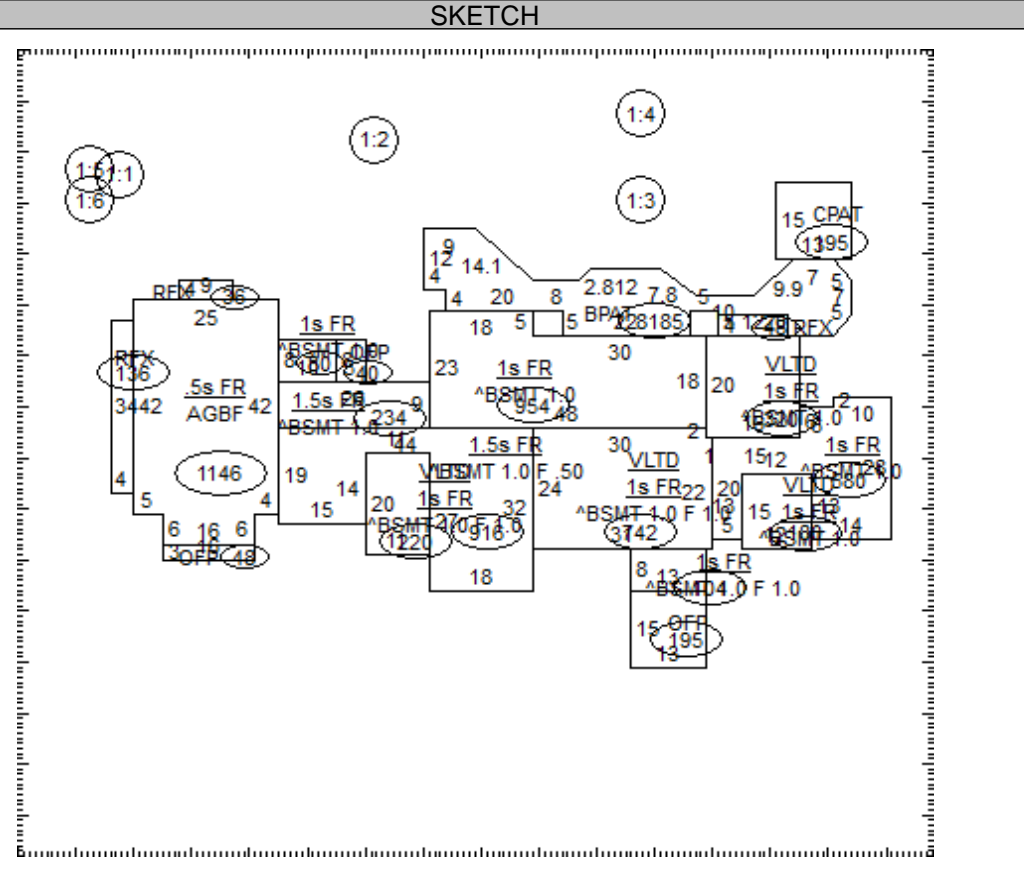
TY2023:Net Gen=\$40,884.68, Other Assessment=\$0.00  
 Boroff , Jerrald T  
 Boroff , Ainslie A  
 04 0.624 acres split from 17-0012026.000  
 04 Judith & Andrew Dejaco Family Trust Trustees  
 05 6.363 acres from 17-0012025.000 has been combined to this parcel per the owners request.  
 \*Note: 17-0012025.000 has been deleted.  
 BOR 6-13 BOR FINAL DECISION TO INCREASE VALUE TO SALE PRICE OF 230,000  
 ADDED CONCRETE TO OFP AND HOMESITE (PER BOR) THEN AN ADDED AN ADDITIONAL \$95760 TO LAND VALUE TO REACH FINAL VALUE OF \$230,000  
 2016 NC PB ADDED AND COMPLETE-KR  
 2017 Add dwelling Under 40% complete 1/1/17. Est. 85% complete on 8/1/17. Add 18x18 Bath House.  
 DLP  
 2018 Dwelling and SP 100% complete as of 1/1/18-JC  
 2018 Add Missing Homesite  
 2019REVAL CHG 2SFR/B TO 1.5SFR/B AND CHG ITS MSMTS, CHG 2SFR/B1.0F1.0 TO 1.5SFR/B1.0F1.0, CHG CATH'S TO VLTD'S, ADD 1SFR/B, CHG 2SFR/AGFF/B TO .5SFR/AGFF, CHG RFX (76SF) MSMTS, ADD RFX, ADD BPAT

<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	1	4330	FR	538,050
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	1148	FR	85,020
<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 checked="" type="checkbox"/> STONE				

<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input checked="" type="checkbox"/> HIP				
<input checked="" 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>			
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>INT. FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>			
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>ACCOMMODATIONS</b>								
# OF ROOMS	4	5	6					
BEDROOMS		1	1					
FIREPLACES		2						
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>			
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"/>			
<b>PLUMBING</b>						<b>BASE</b>	<input checked="" type="checkbox"/>	
X FULL BATH	1	1	3					
X HALF BATH		1						
X FIXTURES	1	3						

BSMT	4330				62,350
<b>SUBTOTAL</b>					685,420
MULTI-FAMILY #	0				0
<b>BUILDING TYPE</b>	100%				0
BSMT FINISH	1,524 S.F.				21,950
FIREPLACE #	2				6,200
HEATING	0 S.F.				0
AIR COND	7,002 S.F.				15,120
PLUMBING #	21				25,200
GARAGES & CARPORTS					29,150
EXTRA FEATURES					33,860
<b>SUBTOTAL</b>					816,900
<b>GRADE FACTOR</b>					170 %
<b>UNADJUSTED VALUE</b>					1,388,730
<b>FACTOR</b>					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	5,478	A+		2017		E	1,388,730	3	1,347,070		1,629,950
1 Open Porch		24x5	120	C	10.00	2005		A	1,200	21	950		950
2 Roof Shelter		18x18	324	A	25.60	2017		G	8,290	2	8,120		8,120
3 SwimPl<2021		25x50	1,250	C	29.70	2017		G	37,130	2	36,390	USE30	25,470
4 Concrete Pad		0x0	6,378	C	2.00	2017		G	12,760	2	12,500		12,500
5 PoleBld<2021		50x70	3,500	C	16.85	2005		A	58,980	21	46,590		46,590
6 PoleBld<2021		32x32	1,024	C	12.25	2015		A	12,540	8	11,540		11,540
7													
8													
9													
10													
11													

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TOTAL 1,735,120

**COMMENTS**

ADD POLE BARN/OFF NC06 FLAT BARN GONE PER APPR 10  
 >>OB Features: 1.5 <Insulation> <Electrical> <Air Conditioning> <Plumbing> <Concrete Floor> 1.6 <Concrete Floor> <Electrical>  
 (40SF OFP=\$480),(36SF RFX=\$280),(136SF RFX=\$1,060),(48SF OFP=\$580),(320SF VLTD=\$5,760),(180SF VLTD=\$3,240),(48SF RFX=\$370),(742SF  
 VLTD=\$13,360),(220SF VLTD=\$3,960),(818SF BPAT=\$1,960),(195SF CPAT=\$470),(195SF OFP=\$2,340),(1,146SF AGBF=\$29,150)  
 Dwelling has an Economic Factor of 121%

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201410160007325 SV 19-358  
Acres:6.9870

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	ODONNELL KIMBERLY & TIMO				03/01/2004	0	2:EX : 0		<input type="checkbox"/>	<input type="checkbox"/>
2						0	0		<input type="checkbox"/>	<input type="checkbox"/>
3						0	0		<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input 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 type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	7640 BROCK RD, PLAIN CITY 43064

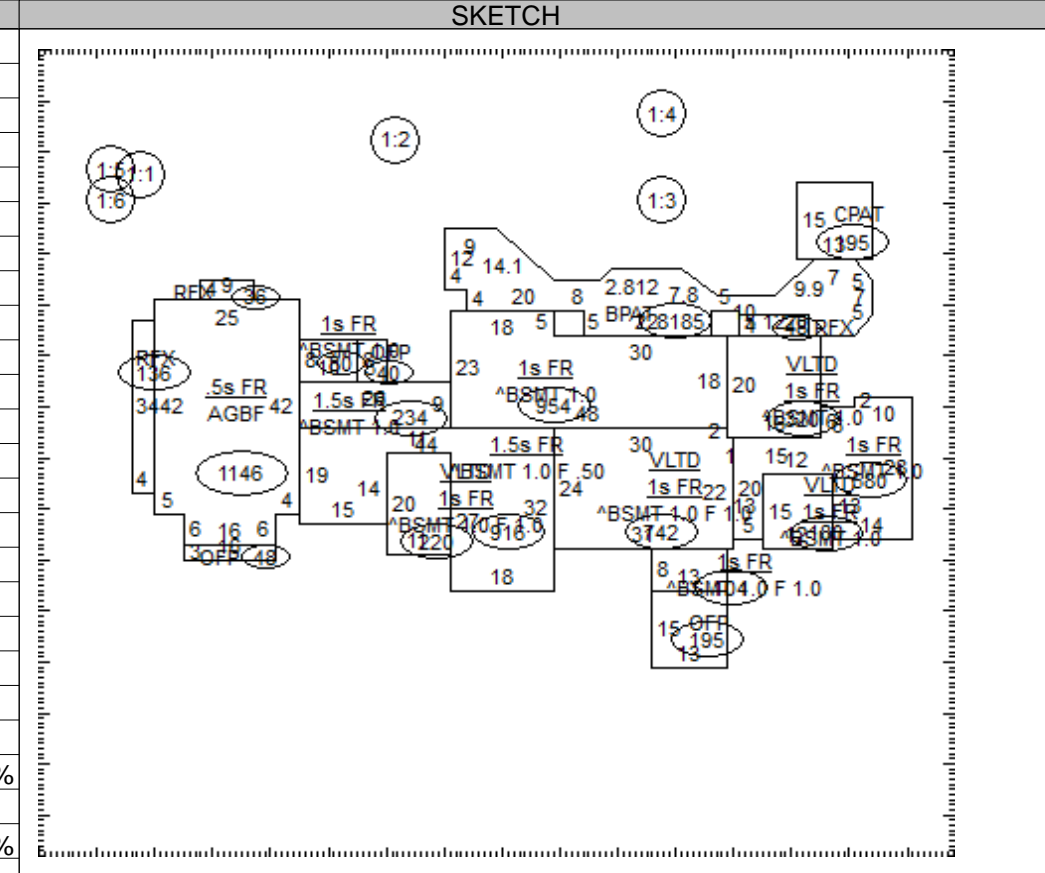
**COMMENT**  
AND CPAT, CHG (#4)CONC PAD MSMTS, ADD CONC FLR TO (#5)PB AND CHG ITS MSMTS, ADD NEW PB W/ CONC FLR AND ELECTRIC (ATTACHED TO EXISTING), PER BLUEPRINTS: CHG BSMT FINISH AREA, CHG ROOM/BATH/EXTRA FIXTURE COUNTS (Mod SM:)200

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 6.9800					TOTAL	173,010 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2019 (76.81)	2018 (78.90)	2018 (78.90)	2017 (73.04)	2016 (76.27)
REASON FOR CHANGE	RAPP	NC	RAPP	NC	RAPP
APPRaised	133,090	129,880	129,880	110,210	110,210
VALUE	IMPR	1,495,280	51,720	51,720	45,500
	TOTAL	1,624,050	181,600	161,930	155,710
ASSESSED	LAND	45,460	45,460	38,570	38,570
VALUE	IMPR	523,350	18,100	18,100	15,930
	TOTAL	568,810	63,560	56,670	54,500
NET GENERAL		40,874.70		3,726.46	3,740.94

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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>SUBTOTAL</b>					0
MULTI-FAMILY #	0				0
BUILDING TYPE	000%				0
BSMT FINISH	0 S.F.				0
FIREPLACE #	0				0
HEATING	0 S.F.				0
AIR COND	0 S.F.				0
PLUMBING #	0				0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
<b>SUBTOTAL</b>					0
GRADE FACTOR					%
<b>UNADJUSTED VALUE</b>					0
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													

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TOTAL 0

COMMENTS

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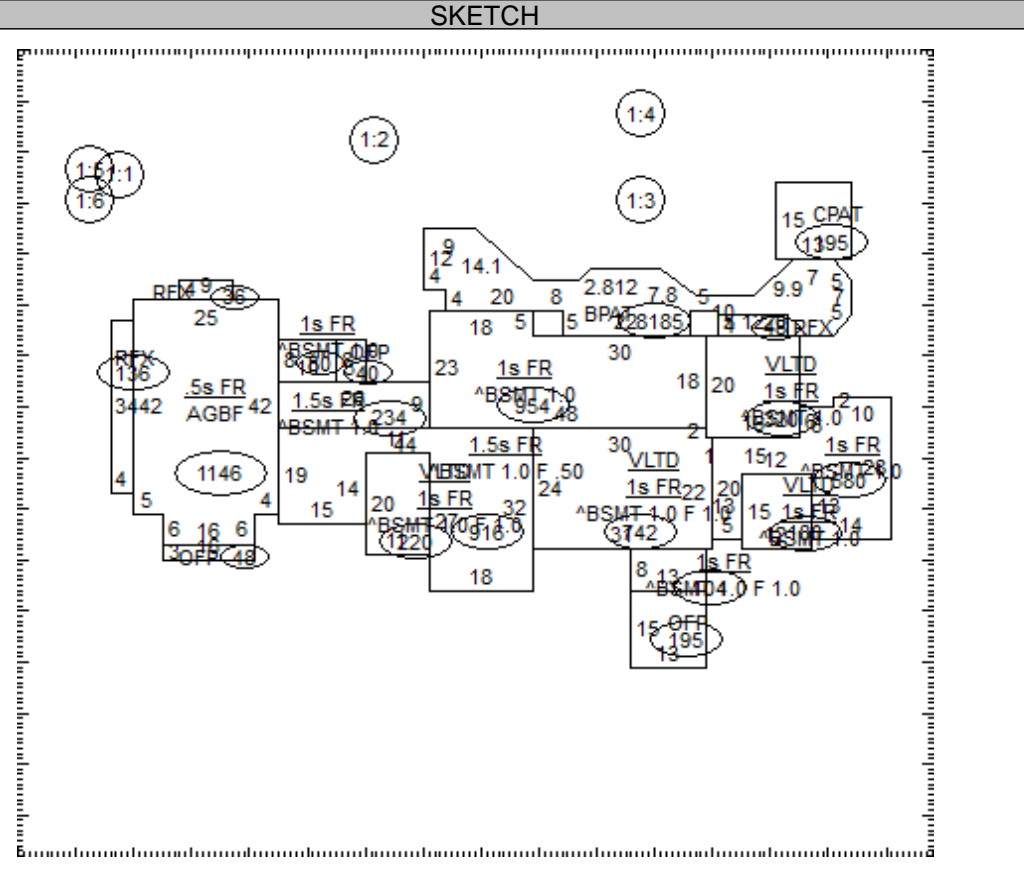
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	7640 BROCK RD, PLAIN CITY 43064
COMMENT						

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 6.9800					TOTAL	173,010	0

VALUATION SUMMARY						* Value Override Item
VALUE YEAR (EFF RATE)	2016 (76.27)	2015 (78.37)	2014 (78.53)	2013 (80.02)	* 2012 (79.76)	
REASON FOR CHANGE	NC	Misc	MISC	RAPP	TAX RATE	
APPRAISED VALUE	LAND 110,210	110,210	110,210	110,210	134,400	
	IMPR 57,210	49,970	49,970	49,970	48,660	
	TOTAL 167,420	160,180	160,180	160,180	183,060	
ASSESSED VALUE	LAND 38,570	38,570	38,570	38,570	47,040	
	IMPR 20,020	17,490	17,490	17,490	17,030	
	TOTAL 58,590	56,060	56,060	56,060	64,070	
NET GENERAL		3,954.16	3,962.36	4,037.46		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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>SUBTOTAL</b>					0
MULTI-FAMILY #	0				0
BUILDING TYPE	000%				0
BSMT FINISH	0 S.F.				0
FIREPLACE #	0				0
HEATING	0 S.F.				0
AIR COND	0 S.F.				0
PLUMBING #	0				0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
<b>SUBTOTAL</b>					0
GRADE FACTOR					%
<b>UNADJUSTED VALUE</b>					0
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													

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TOTAL 0

COMMENTS