

17-0026020.0470

Tricia L Arndt, Trustee

LEGAL INFORMATION

THE WOODS AT LABRADOR

VMS 7181 LOT 45

201310250002853 SV 20-260

QUALIFIED CREDITS: OOC

8395 MALLARD CIR
PLAIN CITY, OH 43064

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Arndt, Tricia L, Trustee	8395 MALLARD CIR	PLAIN CITY	OH	43064-6007	10/25/2013	125,000	GWD : 1319	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WOODS AT LABRADOR LLC	148 W SCHROCK RD	WESTERVILLE	OH	43081-	09/29/2006	0	EX : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DAL DATE: 05/23/2014 TIME: 03:33:40 PM 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	8395 MALLARD CIR, PLAIN CITY 43064

COMMENT
 TY2023:Net Gen=\$13,385.48, Other Assessment=\$100.70
 Tricia L Arndt, Trustee,
 2014 NC DWELLING COMPLETE
 2014 Rec'd 2.5% OOC App 6/2/14 - Home acquired 5/30/14. Approved for TY 2015
 2016 INFORMAL REVIEW-KR
 2019REVAL CHG 2SFR AND 2SFR/B MSMTS, CHG 2NDSFR/AGFF TO .25SFR/AGFF, ADD CPAT, PER MAILER: CHG FP TO GAS, ADD EXTRA FIXTURE
 (Mod SM:)200

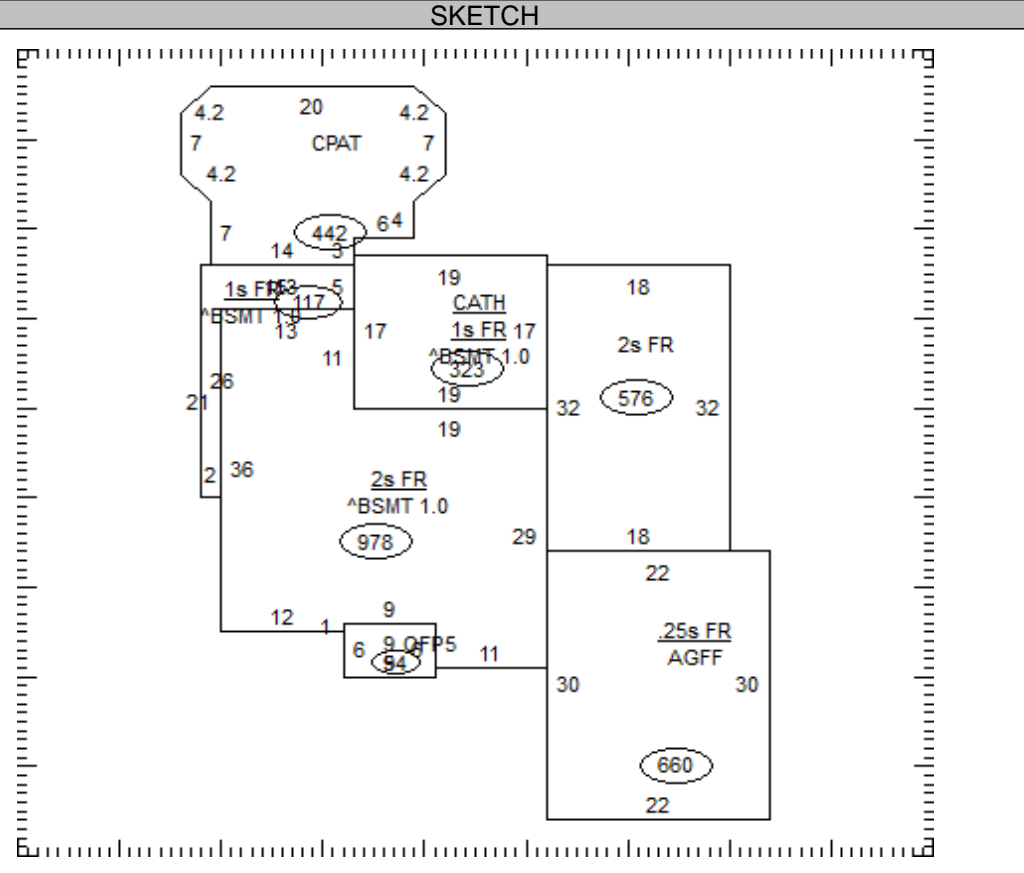
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F123 D161	ST1300	DP108	ADJ1404			172,690	0
TOTAL							172,690	0

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	172,690	172,690	132,840	132,840	132,840
	IMPR	464,980	464,980	397,450	397,450
	TOTAL	637,670	637,670	530,290	530,290
ASSESSED VALUE	60,440	60,440	46,490	46,490	46,490
	IMPR	162,740	162,740	139,110	139,110
	TOTAL	223,180	223,180	185,600	185,600
NET GENERAL	13,385.48	13,698.14	11,991.10	11,525.92	12,704.44

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1994	FR	301,690
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	1554	FR	70,520
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	.25	165	FR	27,960
<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				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input 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

BSMT	1418		20,420
SUBTOTAL			420,590
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		3,100
HEATING	0 S.F.		0
AIR COND	1,994 S.F.		4,310
PLUMBING #	10		12,000
GARAGES & CARPORTS			15,680
EXTRA FEATURES			13,340
SUBTOTAL			469,020
GRADE FACTOR			130 %
UNADJUSTED VALUE			609,730
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,713	B		2013		G	609,730	7	567,050		464,980
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-0026020.0470 TOTAL 464,980

COMMENTS

5-LEVEL SPLIT
 (323SF CATH=\$11,630),(54SF OFP=\$650),(442SF CPAT=\$1,060),(660SF AGFF=\$15,680)
 Dwelling has an Economic Factor of 82%

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8395 MALLARD CIR
PLAIN CITY, OH 43064

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	Arndt, Tricia L, Trustee	8395 MALLARD CIR	PLAIN CITY	OH	43064-6007	10/25/2013	125,000	GWD : 1319		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WOODS AT LABRADOR LLC	148 W SCHROCK RD	WESTERVILLE	OH	43081-	09/29/2006	0	EX : 0		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DAL	DATE: 05/23/2014	TIME: 03:33:40 PM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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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	8395 MALLARD CIR, PLAIN CITY 43064 COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> C. EX FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						172,690	0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2019 (76.81)	2018 (78.90)	2017 (73.04)	2016 (76.27)	2015 (78.37)
REASON FOR CHANGE	RAPP	MISC	MISC	RAPP	RCLS
APPRAISED	132,840	99,630	99,630	99,630	78,350
VALUE	IMPR	406,920	470,770	470,770	430,300
	TOTAL	539,760	570,400	570,400	508,650
ASSESSED	LAND	46,490	34,870	34,870	27,420
VALUE	IMPR	142,420	164,770	164,770	150,610
	TOTAL	188,910	199,640	199,640	178,030
NET GENERAL		13,994.54	12,764.44	13,322.82	12,208.40

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH									
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD														
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO														
BUILDING TYPE	<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														

ROOFING	ROOF TYPE	SUBTOTAL				0
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE	MULTI-FAMILY #	0			0
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP	BUILDING TYPE	000%			0
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL	BSMT FINISH	0 S.F.			0
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD	FIREPLACE #	0			0
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT	HEATING	0 S.F.			0

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

17-0026020.0470

TOTAL 0

COMMENTS

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Tricia L Arndt, Trustee

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2	WOODS AT LABRADOR LLC	148 W SCHROCK RD	WESTERVILLE	OH 43081-	09/29/2006	0	EX : 0		<input type="checkbox"/>	<input type="checkbox"/>
3						0	0		<input type="checkbox"/>	<input type="checkbox"/>

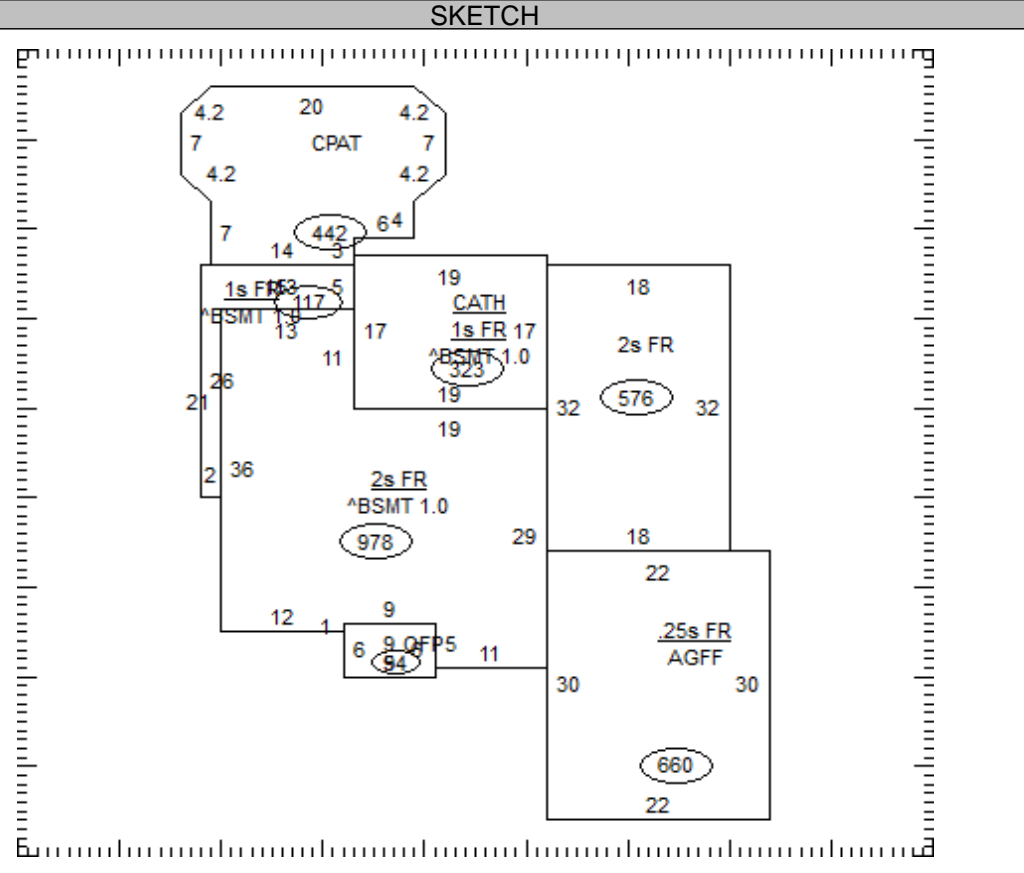
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<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	8395 MALLARD CIR, PLAIN CITY 43064 COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL							172,690 0

VALUATION SUMMARY			
VALUE YEAR (EFF RATE)	2014 (78.53)	2013 (80.02)	
REASON FOR CHANGE	NC	RAPP	
APPRAISED			
VALUE			
	LAND 78,350	78,350	
	IMPR 430,300	0	
	TOTAL 508,650	78,350	
ASSESSED			
VALUE			
	LAND 27,420	27,420	
	IMPR 150,610	0	
	TOTAL 178,030	27,420	
NET GENERAL	12,583.30	1,974.82	

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				
BUILDING TYPE	<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				
ROOFING	ROOF TYPE				
<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				
FLOORS	B 1 2 3 U	SUBTOTAL			0
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	000%		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0
INT. FINISH	B 1 2 3 U	HEATING	0 S.F.		0
PLASTER/DW	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0
ACCOMMODATIONS		EXTRA FEATURES			0
# OF ROOMS		SUBTOTAL			0
BEDROOMS		GRADE FACTOR			%
FIREPLACES		UNADJUSTED VALUE			0
HEAT & AC	B 1 2 3 U	FACTOR			%
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA
CTRL HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING		SK	
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1			
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2			
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3			
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7			
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8			
PLUMBING	BASE <input type="checkbox"/>	9			
X FULL BATH		10			
X HALF BATH		11			
X FIXTURES					



17-0026020.0470

TOTAL 0

COMMENTS