25-0016009.0000

HUGHART SHARON ROSE

12640 BELL ROAD
MARYSVILLE, OH 43040

MILLCREEK TOWNSHIP / FAIRBANKS LSD

115-00-00-016.000

LEGAL INFORMATION

VMS 5477
OR 912 PG 527
Acres:0.4700

Property Class: 511
Neighborhood 2559255
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HUGHART SHARON ROSE	12640 BELL ROAD	MARYSVILLE	OH	43040 -	04/01/2011	100,000	GWD : 196:0.4700	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: MG DATE: 11/06/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	☐ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	■ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION

12640 BELL ROAD, MARYSVILLE 43040

COMMENT

HUGHART, SHARON ROSE
8/27/03 2003 Clayton transf to RE, Model-Brookdale VIN CH000164KYAB, Title #7300576898, $63,036. Fire in January/total loss will remove old for 03 and put on new dwell for 2004 Per HS update, 2/10, this is no longer the principal place of residence. Remove HS for 2010. BOR 10-25-135 FILED BY DARLENE SERGENT AND SIGNED BY DREXALL SERGENT AS P.O.A. 03/09/12 received no change ADDED CAN RMVED SV FROM GAR
2019REVAL CRRCTD OFP MSMTS, RMVD _BORCHANGE LABEL FROM SKETCH ADDED SHED (REVAL OMIT)
03/24/21 OWNER REC OOC IN FRANKLIN AH (Mod SM:)130

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Homesite <1 @ 32500*0.64	AC:0.44	20800		20,800 0
ROW:Right of Way/Road	AC:0.03	0		0 0
Total Acres: .4700			TOTAL	20,800 0

VALUATION SUMMARY

		2024 (45.32)	2023 (44.51)	2022 (43.08)	2021 (47.26)	2020 (47.43)...
VALUE YEAR (EFF RATE)		2024 (45.32)	2023 (44.51)	2022 (43.08)	2021 (47.26)	2020 (47.43)...
REASON FOR CHANGE		MISC	MISC	RAPP	MISC	MISC
APPRAISED VALUE	LAND	20,800	20,800	20,800	16,000	16,000
	IMPR	234,600	234,600	234,600	178,770	178,770
	TOTAL	255,400	255,400	255,400	194,770	194,770
ASSESSED VALUE	LAND	7,280	7,280	7,280	5,600	5,600
	IMPR	82,110	82,110	82,110	62,570	62,570
	TOTAL	89,390	89,390	89,390	68,170	68,170
NET GENERAL		3,721.80	3,647.12	3,519.14	2,945.92	2,517.24

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		3			
FIREPLACES					

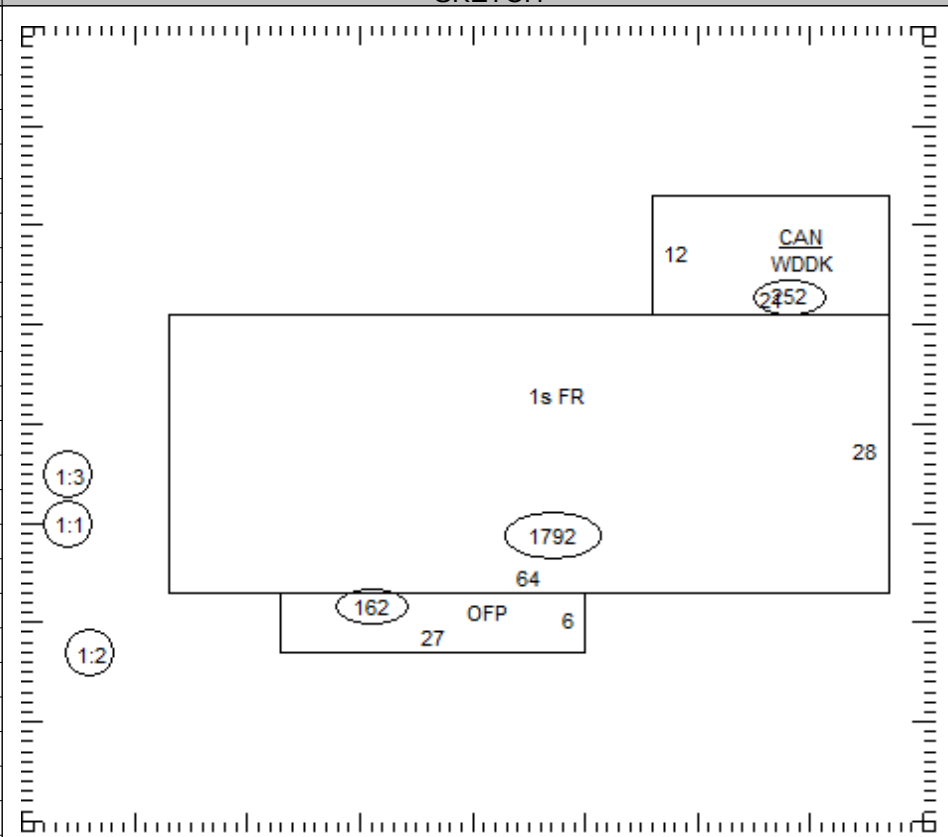
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1792	FR	281,270

SUBTOTAL		281,270
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,792 S.F.	3,870
PLUMBING #	5	6,000
GARAGES & CARPORTS		0
EXTRA FEATURES		7,230
SUBTOTAL		298,370
GRADE FACTOR		85 %
UNADJUSTED VALUE		253,610
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,792	D+		2003		A	253,610	28	182,600		228,250
1 Shed-Fr	SV*	10x13	130	N/A						100			200
2 Garage-Fr		20x24	480	C	18.20	1976		A	8,740	48	4,540		4,540
3 Shed-Fr		10x16	160	C	12.00	2010		A	1,920	16	1,610		1,610
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		234,600

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* Value Override Item

COMMENTS

DWELL REMOVED PER DEST BLDG APP 8-27-03 ADD NEW DWELLING NC04
(162SF OFP=$1,940),(252SF WDDK=$3,630),(252SF CAN=$1,660)
Dwelling has an Economic Factor of 125%