29-0001028.0000

SPECK KACIE

1001 VAN KIRK DR
MARYSVILLE, OH 43040

MARYSVILLE CORP PARIS TOWNSHIP / MARYSVILLE EVSD
101-06-07-031.000

LEGAL INFORMATION
BARRHAVEN 1
VMS 3354 LOT 1010
201507090005316

QUALIFIED CREDITS: OOC

Property Class: 510
Neighborhood 2952923
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	SPECK KACIE	1001 VAN KIRK DR	MARYSVILLE	OH	43040	07/20/2023	255,000	GWD : 990	☐	☐
2	Petzinger Anna L 2015 See notes for ownership information. TT	1001 VAN KIRK DR	MARYSVILLE	OH	43040	07/09/2015	153,000	SUR : 837	☐	■
3..	MCADOW NICHOLAS H & JT LIVES	1001 VAN KIRK DR	MARYSVILLE	OH	43040 -1346	07/23/2009	136,900	SUR : 480	☐	■

X: ☐ TTO LISTER: BC DATE: 12/12/2006 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
1001 VAN KIRK DR, MARYSVILLE 43040

COMMENT

SPECK KACIE,
CNG SIZE WDDK, CNG 1SFR TO 2NDSFR/AGFU, ADD BW
2015 Note: Deed presented is a surviorship deed - deed only shows one owner (Anna L. Petzinger) - per conversation with Attorney wrong deed used - no spouse or additional owner - 201507090005316. TT
2018- Received data mailer wood fence in 2015-JC
2023 SALES REVIEW CHNGD FINISHED BSMT SF VG
(Mod SM:)130

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F80 D170	ST624 DP111 ADJ693		55,440 0
			TOTAL	55,440 0

VALUATION SUMMARY

		2024 (46.93)	2023 (46.14)	2022 (46.26)	2021 (52.95)	2020 (52.86)...
VALUE YEAR (EFF RATE)		2024 (46.93)	2023 (46.14)	2022 (46.26)	2021 (52.95)	2020 (52.86)...
REASON FOR CHANGE		MISC	MISC	RAPP	MISC	MISC
APPRAISED VALUE	LAND	55,440	55,440	55,440	42,640	42,640
	IMPR	123,470	123,470	120,700	99,530	99,530
	TOTAL	178,910	178,910	176,140	142,170	142,170
ASSESSED VALUE	LAND	19,400	19,400	19,400	14,920	14,920
	IMPR	43,210	43,210	42,250	34,840	34,840
	TOTAL	62,610	62,610	61,650	49,760	49,760
NET GENERAL		2,612.38	2,557.78	2,525.30	2,332.20	2,328.20

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	■	☐	☐	☐	☐

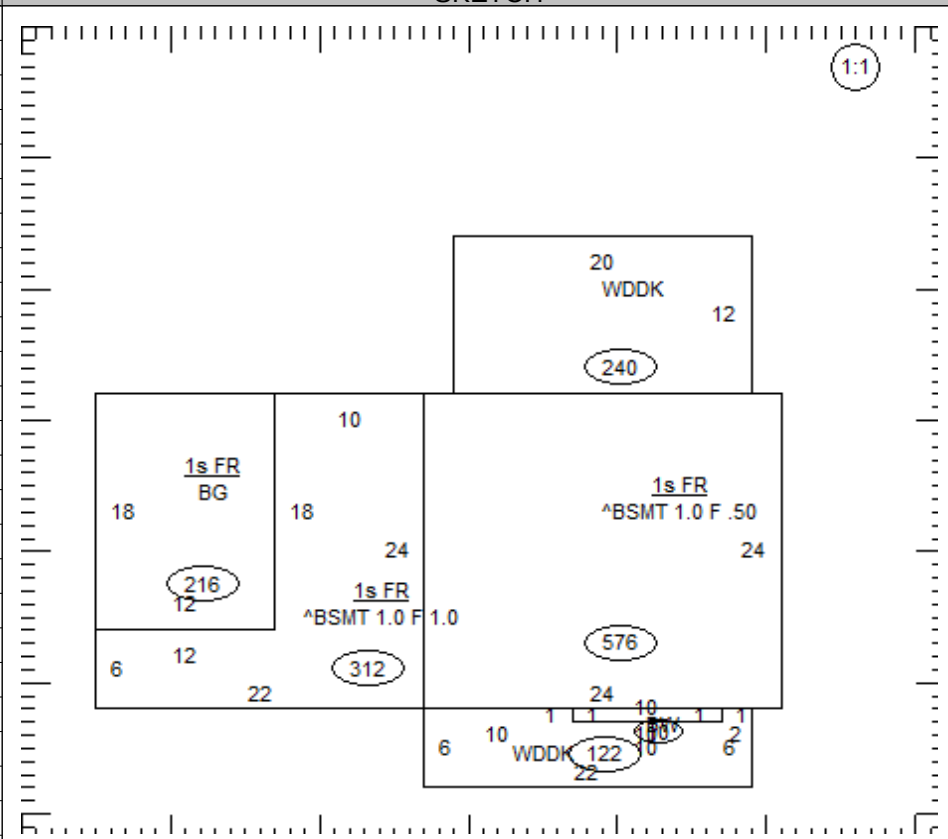
ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		3			
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1104	FR	209,250
BSMT	888		12,790
SUBTOTAL			222,040
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	600 S.F.		8,640
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,704 S.F.		3,680
PLUMBING #	0		0
GARAGES & CARPORTS			3,600
EXTRA FEATURES			5,620
SUBTOTAL			243,580
GRADE FACTOR			110 %
UNADJUSTED VALUE			267,940
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,104	C+		1959		A	267,940	52	128,610		123,470
1 Shed-Fr	PP*	0x0		C		2000		A		31			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		123,470

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* Value Override Item

COMMENTS

TRI-LEVEL ADD WDDK AND BMST FIN 91
(122SF WDDK=$1,760),(240SF WDDK=$3,460),(10SF BW=$400),(216SF BG=$3,600)
Dwelling has an Economic Factor of 96%