



29-0019041.2699

ZABLOUDIL ROBERT, JR & RENAE

MARYSVILLE CORP PARIS TOWNSHIP / MARYSVILLE EVSD
101-16-13-015.000

LEGAL INFORMATION

Adena Pointe Section 8 Part 3
VMS 2256 Lot 6601
202310170007704
Acres:0.2810

QUALIFIED CREDITS: OOC

REDIR: TIF

Page 1 of 1
Property Class: 721
Neighborhood
2952911
Map:
Block:
Card:
Bk: Pg:

1760 Dickson DR

Marysville, OH 43040

Created in 2019 From 29-0019041.1020 due to New Subdivision

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	ZABLOUDIL ROBERT, JR & JT LIVES					10/17/2023	395,000	SUR : 1494:0.2810		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LIEDTKE JUSTIN T	1760 DICKSON DR	MARYSVILLE	OH	43040	07/21/2021	317,500	GWD : 1215:0.2810		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3..	FISCHER HOMES COLUMBUS	1760 DICKSON DR	MARYSVILLE	OH	43040	02/22/2021	72,000	GWD : 221:0.2810		<input type="checkbox"/>	<input checked="" type="checkbox"/>
X:	<input type="checkbox"/> TTO	LISTER: EY	DATE: 01/10/2024	TIME: 07:58:20 AM	<input checked="" type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE				
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	<input type="checkbox"/> F. RESTRICT	1760 Dickson DR, Marysville 43040 COMMENT Tax Incentive Base Parcel: 29-0019041.2690 (TY2024 L=2,260; B=0; T=2,260) ZABLOUDIL ROBERT, JR & RENAE, (Completed= 1) 2024 SALES REVIEW ADDED BSMT FIN, BEDROOM, FULL BATH AND EXTRA FIXTURE, CHNGD OFP MSMTS VG 2024 Add WDDK. DLP (Mod SM:)130					
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT						
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY						
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT						
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU						
LAND COMPUTATIONS											
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C			
							TOTAL	54,300	0		
VALUATION SUMMARY						* Value Override Item					
VALUE YEAR (EFF RATE)	* 2024 (46.93)	* 2024 (46.93)	* 2023 (46.14)	* 2022 (46.26)	* 2021 (52.95)...						
REASON FOR CHANGE	NC	MISC	MISC	NC	MISC						
APPRAISED	LAND 54,300	54,300	54,300	54,300	41,280						
VALUE	IMPR 274,650	270,740	246,140	246,140	0						
	TOTAL 328,950	325,040	300,440	300,440	41,280						
ASSESSED	LAND 19,010	19,010	19,010	19,010	14,450						
VALUE	IMPR 96,130	94,760	86,150	86,150	0						
	TOTAL 115,140	113,770	105,160	105,160	14,450						
NET GENERAL											

OCCUPANCY		EXTERIOR	
<input checked="" 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"/> MOBILE HOME	<input type="checkbox"/> CONC BLK		
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL		
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK		
<input type="checkbox"/>	<input type="checkbox"/> STONE		

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE		
<input type="checkbox"/> SLT/TLE	<input 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		

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

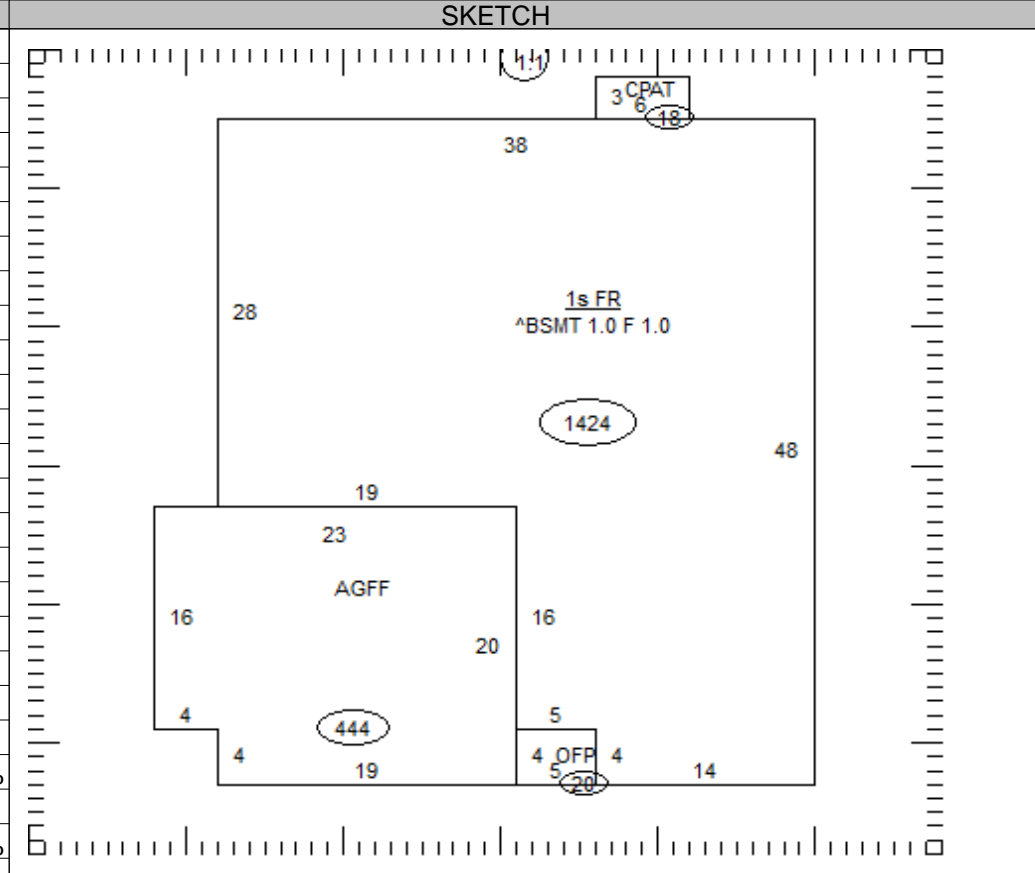
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS	3	5				
BEDROOMS	1	3				
FIREPLACES						
HEAT & AC		B	1	2	3	U

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

FLOOR	AREA	CONST	VALUE
1	1424	FR	243,150
BSMT	1424		20,510
SUBTOTAL			263,660
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,424 S.F.		20,510
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,848 S.F.		6,160
PLUMBING #	8		9,600
GARAGES & CARPORTS			10,550
EXTRA FEATURES			280
SUBTOTAL			310,760
GRADE FACTOR			110 %
UNADJUSTED VALUE			341,840
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,424	C+		2021		E	341,840	1	338,420		270,740
1 Wood Deck		16x16	256	C	15.60	2023		A	3,990	2	3,910		3,910
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL *274,650

COMMENTS

(18SF CPAT=\$40),(20SF OFF=\$240),(444SF AGFF=\$10,550)
 Dwelling has an Economic Factor of 80% (Rollback Basis=\$325,040)