30-0016016.0000

MILLER JOHN E

19779 WOLFORD MASKILL ROAD
MARYSVILLE, OH 43040

TAYLOR TOWNSHIP / MARYSVILLE EVSD

080-00-00-031.000

LEGAL INFORMATION

VMS 14632
OR 519 PG 277 SV 8-216
Acres:6.3440

QUALIFIED CREDITS: OOC

Property Class: 510
Neighborhood 3059305
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	MILLER JOHN E	19779 WOLFORD MASKILL	MARYSVILLE	OH	43040 -9732	01/27/2004	225,000	GWD : 133:6.3440	☐	☐
2	CABOSKY JEFF					12/09/1999	193,000	GWD : 1392	☐	☐
3	CULP KENNETH III & NANCY					11/30/1995	129,000	AFF : 1039	☐	☐

X: ☐ TTO LISTER: LK DATE: 02/19/2007 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

19779 WOLFORD MASKILL ROAD, MARYSVILLE 43040

COMMENT

TY2023:Net Gen=$4,539.70, Other Assessment=$0.00
MILLER, JOHN E
2013 add land value that has been missing for many years
92 ac inc due to mapping 01-LAND CONTRACT TO JOHN E & KATHY MILLER FOR 225,000.00
2019REVAL CORRECT ALL DWLG MSMTS, CHG PB (38X46) MSMTS, ADD LEAN-TO AND MTL SHED (REVAL OMIT)
(Mod SM:)130

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Homesite	AC:1	28600		28,600 0
ROW:Right of Way/Road	AC:0.3359	0		0 0
SM:Small Acres	AC:5.0081	13010		65,160 0
Total Acres: 6.3440			TOTAL	93,760 0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2023 (49.54)	2022 (49.67)	2021 (57.98)	2020 (52.30)	2019 (52.95)
REASON FOR CHANGE		MISC	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	LAND	93,760	93,760	72,130	72,130	72,130
	IMPR	194,810	194,810	157,580	157,580	157,580
	TOTAL	288,570	288,570	229,710	229,710	229,710
ASSESSED VALUE	LAND	32,820	32,820	25,250	25,250	25,250
	IMPR	68,180	68,180	55,150	55,150	55,150
	TOTAL	101,000	101,000	80,400	80,400	80,400
NET GENERAL		4,539.70	4,551.60	4,231.96	3,753.88	3,800.22

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	3		
BEDROOMS			3		
FIREPLACES					

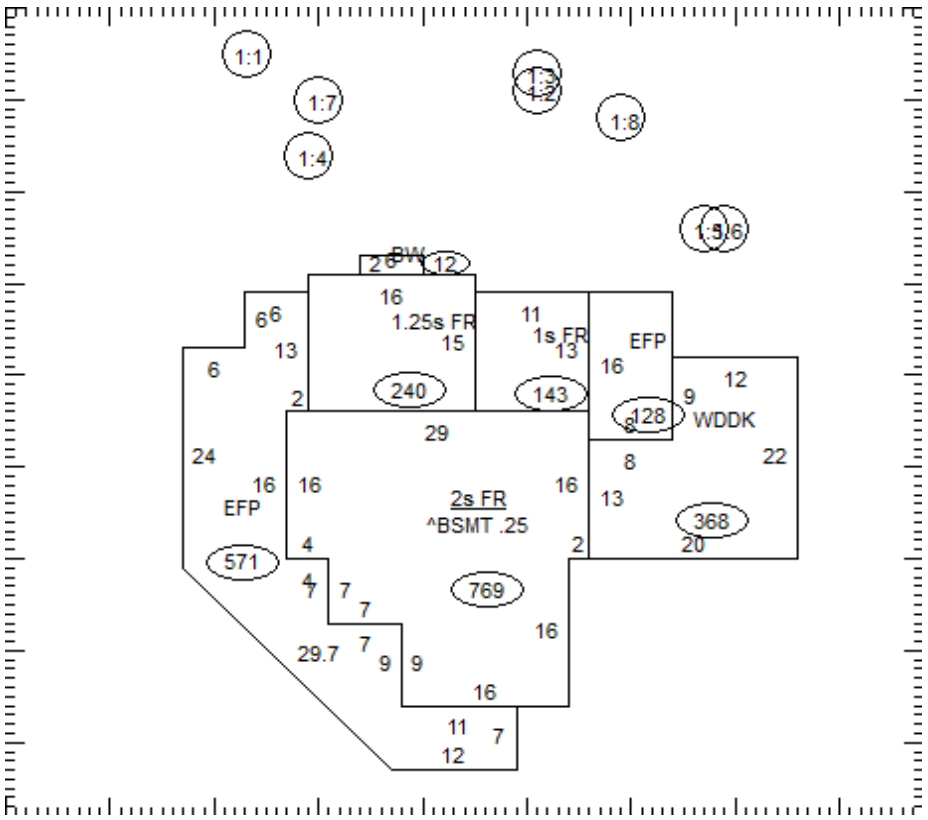
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1152	FR	213,950
2ND	769	FR	42,850
.25	60	FR	12,480
BSMT	192		2,760

SUBTOTAL		272,040
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,921 S.F.	4,150
PLUMBING #	5	6,000
GARAGES & CARPORTS		0
EXTRA FEATURES		21,220
SUBTOTAL		303,410
GRADE FACTOR		120 %
UNADJUSTED VALUE		364,090
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,981	B-		OLD		F	364,090	52	174,760		167,770
1 PoleBld<2021		46x46	2,116	C	7.60	1960		A	16,080	54	7,400		7,400
2 Barn-Gen	SV*	30x20	600	N/A						100			1,000
3 PoleBld<2021		36x42	1,512	C	9.50	2008		A	14,360	18	11,780		11,780
4 Shed-Fr		12x12	144	C	12.00	1920		P	1,730	80	350		350
5 Garage-Fr		22x36	792	D	14.56	1920		F	11,530	80	2,310		2,310
6 Lean-To		14x36	504	C	6.50	2008		A	3,280	18	2,690		2,690
7 Lean-To		10x20	200	C	6.50	2013		A	1,300	12	1,140		1,140
8 Shed-Mtl		10x12	120	D	9.60	2000		F	1,150	68	370		370
9													
10													
11													
											TOTAL		194,810

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* Value Override Item

COMMENTS

RECK MSMTS ON WDDK ON REVIEW ADD ONE SIDE OPEN TO POLE BARN 91 || CARD 2 AUX PG 16016
>>OB Features: 1.1 <1 Side Open>
(12SF BW=$480),(128SF EFP=$2,830),(368SF WDDK=$5,300),(571SF EFP=$12,610)
Dwelling has an Economic Factor of 96% (Rollback Basis=$198,680)

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Neighborhood 3059305
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☐ 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

19779 WOLFORD MASKILL ROAD, MARYSVILLE 43040

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 6.3440			TOTAL	93,760 0

VALUATION SUMMARY

		2019 (52.95)	2018 (56.93)	2017 (58.27)	2016 (58.11)	2015 (60.18)
VALUE YEAR (EFF RATE)		2019 (52.95)	2018 (56.93)	2017 (58.27)	2016 (58.11)	2015 (60.18)
REASON FOR CHANGE		OPRO	MISC	MISC	RAPP	Misc
APPRAISED VALUE	LAND	61,070	61,070	61,070	61,070	52,460
	IMPR	152,140	150,410	150,410	150,410	145,900
	TOTAL	213,210	211,480	211,480	211,480	198,360
ASSESSED VALUE	LAND	21,370	21,370	21,370	21,370	18,360
	IMPR	53,250	52,640	52,640	52,640	51,070
	TOTAL	74,620	74,010	74,010	74,010	69,430
NET GENERAL			3,759.58	3,822.40	3,809.82	3,702.28

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					
BEDROOMS					
FIREPLACES					

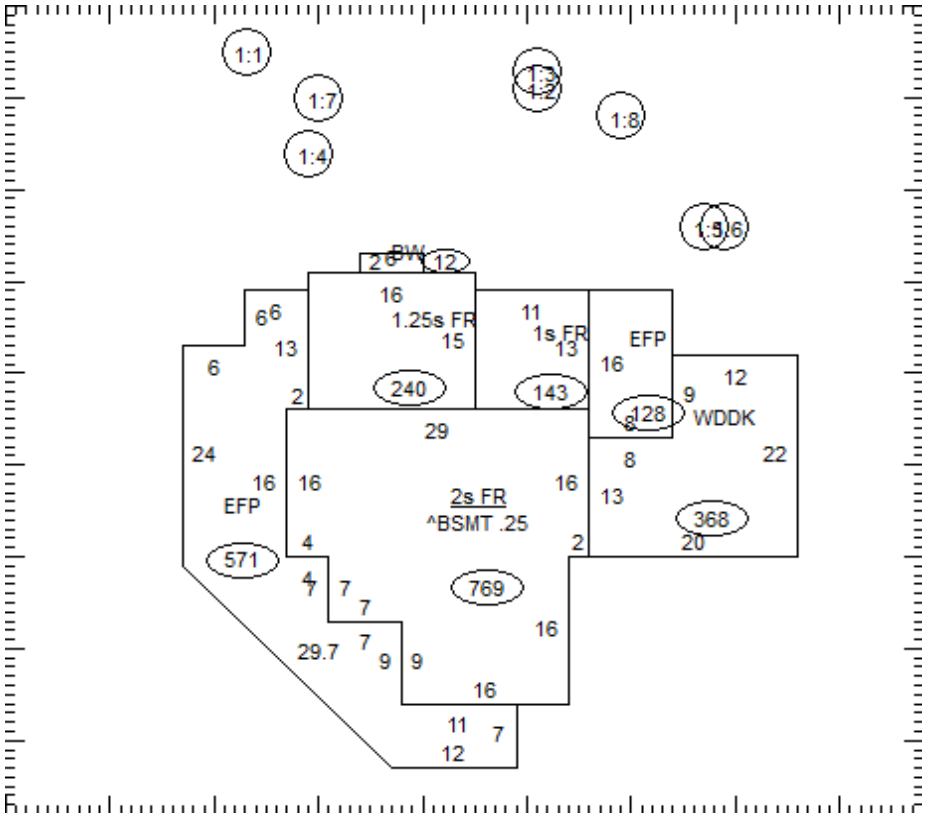
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		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
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													
												TOTAL	0

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COMMENTS

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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
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☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

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COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 6.3440			TOTAL	93,760 0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2014 (60.17)	2013 (56.82)	2012 (59.87)		
REASON FOR CHANGE		MISC	RAPP	TAX RATE		
APPRAISED VALUE	LAND	52,460	0	0		
	IMPR	145,900	142,310	140,720		
	TOTAL	198,360	142,310	140,720		
ASSESSED VALUE	LAND	18,360	0	0		
	IMPR	51,070	49,810	49,250		
	TOTAL	69,430	49,810	49,250		
NET GENERAL		3,701.68	3,495.84			

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					
BEDROOMS					
FIREPLACES					

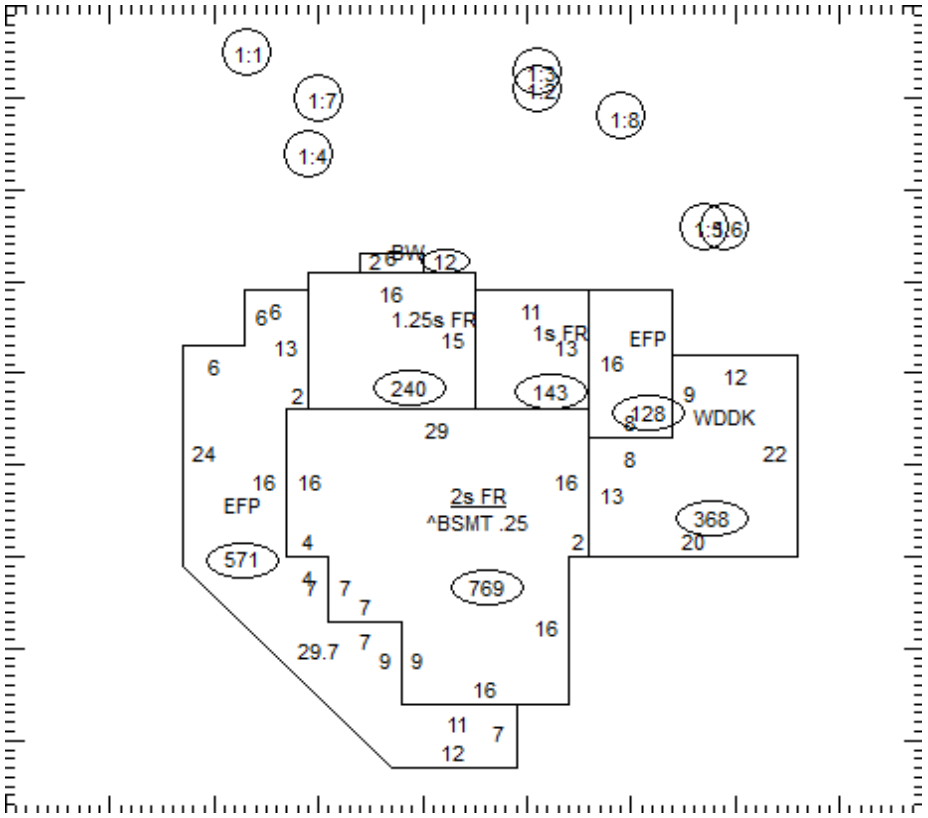
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		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
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													
												TOTAL	0

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COMMENTS