

14-017504.0000

VAN HOOSER, RANDALL BLAINE & MARY
 VAN HOOSER, RANDALL B
 765 CARL PENN RD
 WAVERLY, OH 45690

LEGAL INFORMATION
 9311
 PARCEL 4
 229/1874
 Acres:15.0230

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VAN HOOSER, RANDALL	765 CARL PENN RD	WAVERLY	OH	45690	11/04/2022	319,912	SD : 611	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	SULZER JACOB & JANA	765 CARL PENN RD	WAVERLY	OH	45690	04/22/2021	343,000	DW : 194	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3..	RILEY, TANECE UNVALIDATED SALES	765 CARL PENN RD	WAVERLY	OH	45690	12/29/2017	177,000	DW : 17573	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: TIME: 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. OTHER/CDW <input type="checkbox"/> E. SZ/SHAPE	<input checked="" type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER	765 CARL PENN RD COMMENT PER SALES REVIEW, UPDATE DWLG INFO AND CHNG PROP CLASS DB

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
AG:CR:Crop:DFLT	A 13.9201	3,300		0		45,940 0
AG:HS:Homesite	A 1.0000	27,500		0	F:0.7	19,250 0
AG:ROW:R.O.W.	A .1029	0		0		0 0
Total Acres: 15.0230					TOTAL	65,190 0

VALUATION SUMMARY									* Value Override Item
VALUE YEAR (EFF RATE)	2025 (39.28)	2024 (39.00)	2023 (38.95)	2022 (44.90)	2022 (44.90)	* 2021 (43.23)	* 2020 (42.24)	* 2019 (41.87)...	
REASON FOR CHANGE	MISC	MISC	RAPP	MISC	MISC	MISC	RAPP	MISC	
APPRAISED VALUE	65,190	65,190	65,190	57,530	57,530	57,530	57,530	52,300	
	IMPR	302,210	302,210	302,210	271,240	271,860	137,170	124,700	
	TOTAL	367,400	367,400	367,400	328,770	329,390	194,700	177,000	
ASSESSED VALUE	22,820	22,820	22,820	20,140	20,140	20,140	20,140	18,310	
	IMPR	105,770	105,770	105,770	94,930	95,150	48,020	43,650	
	TOTAL	128,590	128,590	128,590	115,070	115,290	68,160	61,960	
NET GEN+ADJ	4,625.00	4,586.98	4,581.28	4,723.38		2,676.04	2,607.00	2,342.30	

