

PEBBLE TWP / WAVERLY CSD

14-069800.0000

BAKENHASTER BRETT & LORI B
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996 STATE ROUTE 220
PIKETON, OH

LEGAL INFORMATION
ENTRY 14329
PEBBLE TWP
241/40
Acres:16.4140

CAUV: 6332 (02/27/2023)

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAKENHASTER BRETT & LORI	996 STATE ROUTE 220	PIKETON	OH	45661	03/13/2019	300,000	SD : 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	T					05/05/2006	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<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 checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" 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 type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER

1515 N SIDE STATE ROUTE 220, PIKETON
COMMENT
Corrected acres from 37.9700 to 33.6430
NEW SURVEY/SPLIT FOR 5.033 ACRES TO CHILD PARCEL #140698050000, ROBINSON REBECCA FILED ON 02/07/2023.
NEW SURVEY/SPLIT FOR 25.248 ACRES BEING 2.061 ACRES OF THIS PARCEL & 23.187 ACRES FROM 140700000000 TO CHILD PARCEL #140700090000 FILED ON 05/09/2022.
NEW SURVEY/SPLIT FOR 5.125 ACRES TO CHILD PARCEL #14-0698040000, DUNN PETER J & KAREN E FILED ON 09/28/2022.
NEW SURVEY/SPLIT FOR 5.010 ACRES TO CHILD PARCEL #14-0698030000, RATLIFF MICHAEL L & LORI S FILED ON 03/03/2022.
CAUV TAX SAVINGS:2022=451.54, 2021=734.58, 2020=715.62: Total=1901.74

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
AG:CR:Crop:COB	A 5.7484	3,300	1,550			18,970	8,910
AG:CR:Crop:LHW1D1	A .0758	3,300	350			250	30
AG:ROW:R.O.W.	A 1.6219	0	0			0	0
AG:WD:Woodland:COB	A .5787	1,100	550			640	320
AG:WD:Woodland:LHW1D1	A 8.3892	1,100	230			9,230	1,930
Total Acres: 16.4140					TOTAL	29,090	11,190

VALUATION SUMMARY									
VALUE YEAR (EFF RATE)	2023	2023	2023	2023	2022 (44.90)	2022 (44.90)	2022 (44.90)	2022 (44.90)...	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	MISC	CAUV	MISC	
APPRAISED VALUE	LAND	11,190	29,090	4,330	29,090	5,910	37,330	7,500	47,920
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	11,190	29,090	4,330	29,090	5,910	37,330	7,500	47,920
ASSESSED VALUE	LAND	3,920	10,180	1,520	10,180	2,070	13,070	2,630	16,770
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	3,920	10,180	1,520	10,180	2,070	13,070	2,630	16,770
NET GEN+ADJ						84.98	84.98		

