

PEBBLE TWP / WAVERLY CSD

14-070000.0000

BAKENHASTER BRETT & LORI B
BAKENHASTER BRETT & LORI B

LEGAL INFORMATION

ENTRY 14329
PEBBLE TWP
241/40
Acres:39.2801

CAUV: 6332 (02/06/2024)

	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	SURVEY/SPLIT TO 14-070007(6.00AC)					02/14/2018	0	N/C : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	SURVEY/SPLIT TO 14-070008(5.1559AC)					02/14/2018	0	N/C : 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 checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" 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"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER <input type="checkbox"/> E. SZ/SHAPE	3248 SUGAR RUN RD C-42 COMMENT Corrected CAUV acres from 99.7280 to 88.8900 NC17 SPLIT TO 14-070006 & 14-070005 NEW SURVEY/SPLIT FOR 25.248 ACRES TO CHILD PARCEL #14-0700090000, THORNSBERRY KANAWHA & ANNIE FILED ON 05/09/2022. NEW SURVEY/SPLIT FOR 5.052 ACRES TO CHILD PARCEL #140700100000, THORNSBERRY KANAWHA & ANNIE FILED ON 05/09/2022. NEW SURVEY/SPLIT FOR 6.223 ACRES TO CHILD PARCEL #140700110000, DUNN, RYAN & BROOKE FILED ON 06/03/2022. NEW SURVEY/SPLIT FOR 5.049 ACRES TO CHILD PARCEL #140700120000, CARTER TODD & LISA FILED ON 07/13/2022. NEW SURVEY/SPLIT FOR 5.050 ACRES TO

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
AG:CR:Crop:COB	A 4.0853	3,300	1,550			13,480	6,330
AG:CR:Crop:LHW1D1	A .3797	3,300	350			1,250	130
AG:ROW:R.O.W.	A .7510	0	0			0	0
AG:WD:Woodland:COB	A 10.6861	1,100	550			11,750	5,880
AG:WD:Woodland:LHW1D1	A 6.7542	1,100	230			7,430	1,550
AG:WD:Woodland:SNF	A 16.6237	1,100	230			18,290	3,820
Total Acres: 39.2800					TOTAL	52,200	17,710

VALUATION SUMMARY								
VALUE YEAR (EFF RATE)	2023 (38.95)	2023 (38.95)	2023 (38.95)	2023 (38.95)	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	17,710	52,200	9,550	47,480	10,750	53,000	12,490
	IMPR	0	0	0	0	0	0	0
	TOTAL	17,710	52,200	9,550	47,480	10,750	53,000	12,490
ASSESSED VALUE	LAND	6,200	18,270	3,340	16,620	3,760	18,550	4,370
	IMPR	0	0	0	0	0	0	0
	TOTAL	6,200	18,270	3,340	16,620	3,760	18,550	4,370
NET GEN+ADJ		220.88	220.88			137.10	137.10	

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Acres:39.2801

CAUV: 6332 (02/06/2024)

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SMITH, KAHLE T TRUST UNVALIDATED SALES					10/19/2017	0	DQEX : 17440	<input type="checkbox"/>	<input type="checkbox"/>
2		SURVEY/SPLIT FROM 14-070000 TO 14-070006(2.00AC)				02/25/2016	0	N/C : 0	<input type="checkbox"/>	<input type="checkbox"/>
3.		SURVEY/SPLIT FROM 14-070000 TO 14-020005(1.272AC)				02/19/2016	0	N/C : 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 checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" 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"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER <input type="checkbox"/> E. SZ/SHAPE	3248 SUGAR RUN RD C-42 COMMENT CHILD PARCEL #14-0700140000, HOWELL CLAYTON & ALLISON FILED ON 10/06/2022. REVAL 23 CHNG LUC TO 110 CAUV TAX SAVINGS:2023=430.02, 2022=607.10, 2021=1456.58: Total=2493.70

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 39.2800					TOTAL	52,200 17,710

VALUATION SUMMARY								
VALUE YEAR (EFF RATE)	2022 (44.90)	2022 (44.90)	2022 (44.90)	2022 (44.90)	2022 (44.90)	2022 (44.90)	2021 (43.23)	2021 (43.23)...
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	MISC	CAUV	MISC
APPRAISED VALUE	LAND 14,310	79,070	16,260	92,560	18,020	105,280	23,420	129,420
	IMPR 0	0	0	0	0	0	0	0
	TOTAL 14,310	79,070	16,260	92,560	18,020	105,280	23,420	129,420
ASSESSED VALUE	LAND 5,010	27,670	5,690	32,400	6,310	36,850	8,200	45,300
	IMPR 0	0	0	0	0	0	0	0
	TOTAL 5,010	27,670	5,690	32,400	6,310	36,850	8,200	45,300
NET GEN+ADJ							321.94	321.94

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input 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"/> ALM/VYNL				
<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 type="checkbox"/> BRICK				
<input type="checkbox"/> _____			<input type="checkbox"/> STONE				
ROOFING		ROOF TYPE					
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP				
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INT. FINISH		B	1	2	3	U	
PLASTER/DW	<input type="checkbox"/>	<input 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							
BEDROOMS							
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"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING			BASE	<input type="checkbox"/>			
X FULL BATH							
X HALF BATH							
X FIXTURES							
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						%	



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													

14-070000.0000

TOTAL 0

COMMENTS