22-056700.0000

**NEAL, PATREA MICHELLE RAY**
NEAL, PATREA MICHELLE RAY

SEAL TWP-PIKETON CORP / SCIOTO VALLEY LSD

**LEGAL INFORMATION**
173 N1/2

237/1417



Property Class: 510
Neighborhood 0022.065
Township:
Range:
Section:
Bk:340 Pg:1639

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | NEAL, PATREA MICHELLE RAY<br>UNVALIDATED SALES | 16391 N 109TH ST | SCOTTSDALE | AZ | 85255 | 05/07/2018 | 45,000 | DW : 18159 | ☐ | ☐ |
| 2 | | | | | | 01/20/2006 | 48,000 | : 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: TIME: ☐ 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. VACANCY |
| ☐ DIRT | ☐ LOW | ■ GAS ☐ | ☐ DECLINING | ☐ C. EX FRONT | ☐ H. VIEW |
| ☐ SIDEWALKS | ☐ ROLLING | ■ ELECTRIC ☐ | ☐ OLD | ☐ D. OTHER/CDU | ☐ I. CORNER |
| ☐ CURBS | ☐ STANDARD | ☐ STANDARD | ☐ STANDARD | ☐ E. SZ/SHAPE | ☐ |

PROPERTY LOCATION
117 FORSYTHE ST

COMMENT
REVAL 23 CHNG MSMTS OF OFP DB

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| FR:F:Front Lot | F76 D89 | ST242 DP87 ADJ211 | | 16,040 0 |
| | | | TOTAL | 16,040 0 |

VALUATION SUMMARY — * Value Override Item

| VALUE YEAR (EFF RATE) | | 2023 | 2022 (43.07) | 2021 (42.01) | 2020 (42.15) | * 2019 (41.35) | 2018 (40.66) | 2017 (40.35) | 2011 (43.95)... |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | RAPP | MISC | MISC | RAPP | MISC | MISC | RAPP | RAPP |
| APPRAISED VALUE | LAND | 16,040 | 10,660 | 10,660 | 10,660 | 9,200 | 9,200 | 9,200 | 6,540 |
| | IMPR | 47,370 | 34,680 | 34,680 | 34,680 | 30,160 | 30,160 | 30,170 | 24,860 |
| | TOTAL | 63,410 | 45,340 | 45,340 | 45,340 | 39,360 | 39,360 | 39,370 | 31,400 |
| ASSESSED VALUE | LAND | 5,610 | 3,730 | 3,730 | 3,730 | 3,220 | 3,220 | 3,220 | 2,290 |
| | IMPR | 16,580 | 12,140 | 12,140 | 12,140 | 10,560 | 10,560 | 10,560 | 8,700 |
| | TOTAL | 22,190 | 15,870 | 15,870 | 15,870 | 13,780 | 13,780 | 13,780 | 10,990 |
| NET GEN+ADJ | | | 629.28 | 612.36 | 613.04 | 516.58 | 505.54 | 501.64 | 434.74 |

| OCCUPANCY | EXTERIOR |
|---|---|
| ■ SF ☐ DU ☐ TR | ■ WOOD |
| ☐ CONVERSION | ☐ STUCCO |
| **BUILDING TYPE** | ☐ ALM/VYNL |
| ☐ MOBILE HOME | ☐ CONC BLK |
| ☐ BI/TR LEVEL | ☐ METAL |
| ☐ MOD/MAN | ☐ BRICK |
| ■ BUNGALOW | ☐ 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 | ☐ | ☐ | ☐ | ☐ | ☐ |

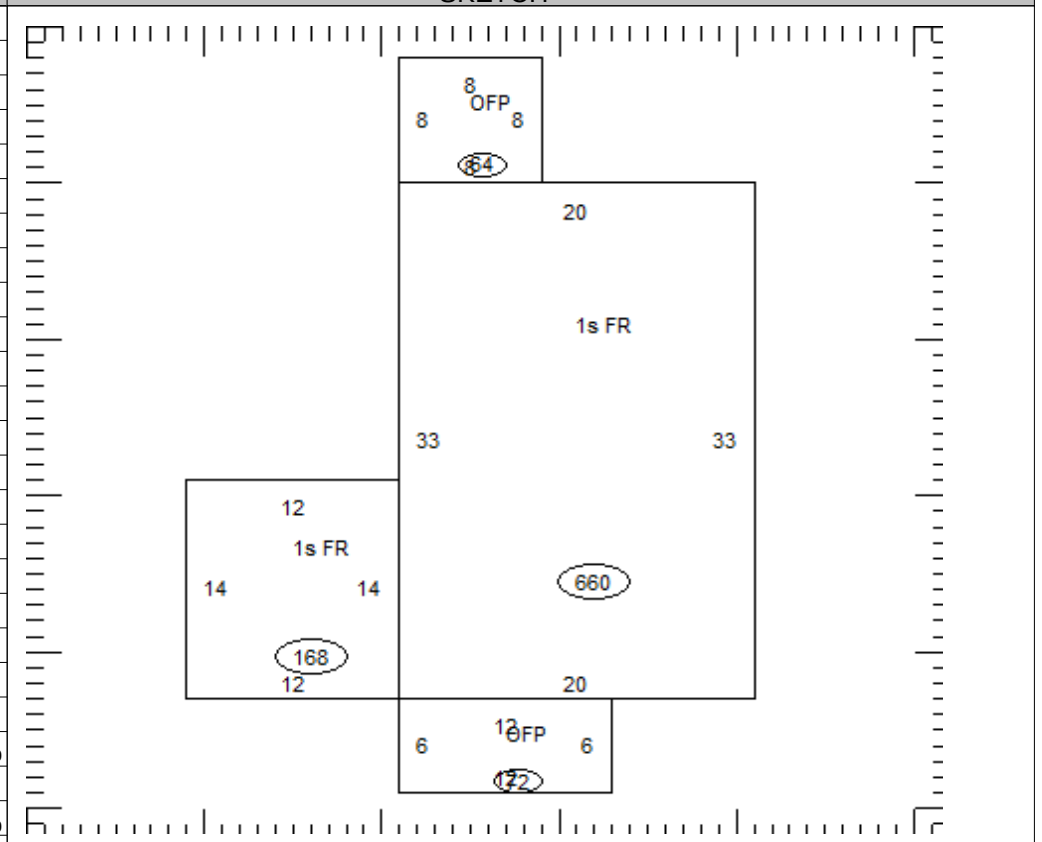
| ACCOMMODATIONS | | | | | |
|---|---|---|---|---|---|
| # OF ROOMS | | 5 | | | |
| BEDROOMS | | 2 | | | |
| FIREPLACES | | | | | |

| 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 |
|---|---|---|---|
| 1 | 828 | FR | 88,940 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| SUBTOTAL | | | 88,940 |
| MULTI-FAMILY # | | 0 | 0 |
| BUILDING TYPE | | 100% | 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 | | | 3,970 |
| SUBTOTAL | | | 92,910 |
| GRADE FACTOR | | | 80 % |
| UNADJUSTED VALUE | | | 74,330 |
| FACTOR | | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 828 | D | | 1901 | | A | 74,330 | 46 | 40,140 | | 47,370 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 47,370 |

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COMMENTS

(64SF OFP=$1,870),(72SF OFP=$2,100)
Dwelling has an Economic Factor of 118%