

UNION TWP / EASTERN LSD

Property Class: 511

25-031301.0000

Neighborhood
0025.005

LEGAL INFORMATION

MARTIN, RICKY L & KIMBERLY L
MARTIN, RICKY L & KIMBERLY L
2339 RAPP MONTGOMERY RD
BEAVER, OH 45613

OOC

192/1090, 328/1737
Acres:3.3930

Township:
Range:
Section:
Bk:391 Pg:1973

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MARTIN, RICKY L & KIMBERLY	2339 RAPP MONTGOMERY	BEAVER	OH	45613	09/12/2023	150,000	3:DW : 415	■	■
2	HACKWORTH, JACOB UNVALIDATED SALES PARCELS 25031301, 25031302, 2503130101	701 SALEM RD	BEAVER	OH	45613	11/10/2016	55,080	3:N/C : 16446	□	□
3						07/25/2002	0	N/C : 0	□	□

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 type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER	2339 RAPP MONTGOMERY RD COMMENT CHNG LUC TO 511 CHNG DWLG MSMTS ADD FOUNDATION TO DWLG ADD DWLG INFO 2023 SALES REVIEW ADDED FULL BATH & EXTRA FIXTURE VG

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
SM:HS:Homesite	AC:1	18700				18,700 0
SM:PA:Pasture	AC:2.39	2200				5,260 0
Total Acres: 3.3900					TOTAL	23,960 0

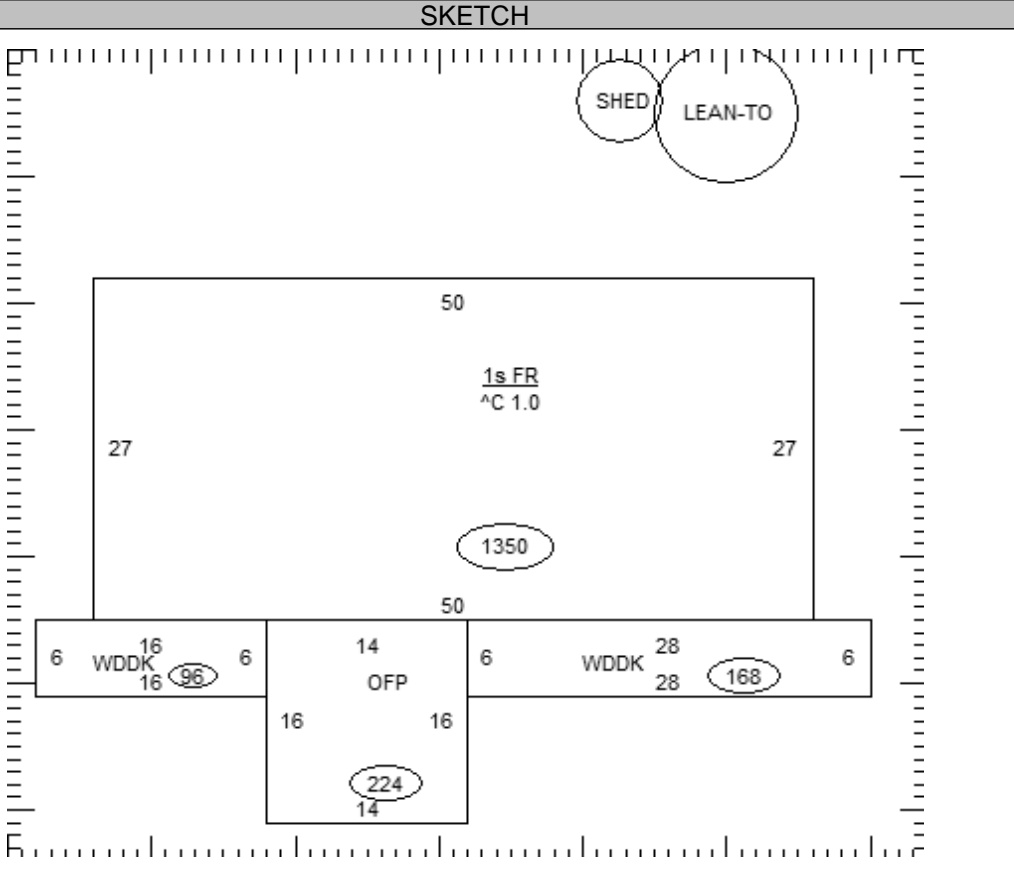
VALUATION SUMMARY								
VALUE YEAR (EFF RATE)	2024	2023	2022 (36.35)	2021 (35.46)	2020 (35.75)	2019 (36.17)	2018 (35.96)	2017 (35.24)...
REASON FOR CHANGE	MISC	RAPP	MISC	MISC	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	<u>LAND</u> 23,960	23,960	22,910	22,910	22,910	20,820	20,820	20,830
	<u>IMPR</u> 78,380	75,850	75,810	75,810	75,810	68,400	68,400	68,400
	<u>TOTAL</u> 102,340	99,810	98,720	98,720	98,720	89,220	89,220	89,230
ASSESSED VALUE	<u>LAND</u> 8,390	8,390	8,020	8,020	8,020	7,290	7,290	7,290
	<u>IMPR</u> 27,430	26,550	26,530	26,530	26,530	23,940	23,940	23,940
	<u>TOTAL</u> 35,820	34,940	34,550	34,550	34,550	31,230	31,230	31,230
NET GEN+ADJ			829.52	806.36	812.72	714.04	709.80	695.76

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1350	FR	119,660
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
BUILDING TYPE							
<input type="checkbox"/> MOBILE HOME			<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK				
<input checked="" type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL				
<input type="checkbox"/>			<input type="checkbox"/> BRICK				
			<input type="checkbox"/> STONE				

ROOFING		ROOF TYPE	
<input checked="" type="checkbox"/> METAL	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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		5				
BEDROOMS		3				
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>				
X FULL BATH		1				
X HALF BATH						
X FIXTURES		1				

SUBTOTAL			119,660
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 #	4		4,400
GARAGES & CARPORTS			0
EXTRA FEATURES			11,120
SUBTOTAL			135,180
GRADE FACTOR			80 %
UNADJUSTED VALUE			108,140
FACTOR			%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,350	D		2001		A	108,140	18	88,670		78,030
1 Shed		16x14	224	C		2002		A		55			0
2 Lean-To		16x8	128	C	6.02	2002		A	770	55	350		350
3													
4													
5													
6													
7													
8													
9													
10													
11													

25-031301.0000 TOTAL 78,380

COMMENTS

(168SF WDDK=\$2,910),(224SF OFF=\$6,550),(96SF WDDK=\$1,660)
 Dwelling has an Economic Factor of 88% (Rollback Basis=\$96,730)