35-0019031.0000

Barrett Laura

31602 ST RT 31
WEST MANSFIELD, OH 43358

WASHINGTON TOWNSHIP / NORTH UNION LSD
021-02-01-009.000

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 7375
201510300008922 SV 11-141
Acres:0.6300

Property Class: 511
Neighborhood 3553504
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Barrett Laura	223 W BOMFORD ST APT/SUITE D	RICHWOOD	OH	43344	10/30/2015	140,000	2:GWD : 1465:0.6300	☐	■
2	Rush Holdings LLC	115 MAIN ST	MECHANICSBURG	OH	43044 -1108	08/12/2015	65,400	2:SHD : 1039:0.6300	☐	☐
3	DAVIS CLIFFORD L & BETTY L DAILEY JT LIVES	31602 ST RT 31	West Mansfield	OH	43358 -9629	11/02/2004	119,000	2:SUR : 14502:0.6300	☐	■

X: ☐ TTO LISTER: NC DATE: 09/21/2006 TIME: 12:00:00 AM ☐ 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. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	■ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION

31602 ST RT 31 , WEST MANSFIELD 43358

COMMENT

TY2021:Net Gen=$1,933.44, Other Assessment=$0.00
92 ac inc due to mapping
9/13/05 added HS reduction. KMN
07 Recv'd HS application KMA
Per JT Clifford Lynn Davis passed away 1-13-11
CHG SIZE OF EXISTING WDDK; ADD 8 X 10 WDDK.
2019REVAL RESKETCHED REAR WDDKS. CHNGD OH TO 1sFR.
9/21/19 Value Notice Returned Unable to Forward - KN
(Mod SM:)65

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Homesite <1 @ 16500*0.78	AC:0.57	12870		12,870 0
ROW:Right of Way/Road	AC:0.05	0		0 0
Total Acres: .6200			TOTAL	12,870 0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2021 (44.56)	2020 (44.49)	2019 (44.62)	2018 (45.26)	2017 (45.20)
REASON FOR CHANGE		MISC	MISC	RAPP	MISC	MISC
APPRAISED VALUE	LAND	12,870	12,870	12,870	10,530	10,530
	IMPR	127,290	127,290	127,290	124,960	124,960
	TOTAL	140,160	140,160	140,160	135,490	135,490
ASSESSED VALUE	LAND	4,500	4,500	4,500	3,690	3,690
	IMPR	44,550	44,550	44,550	43,740	43,740
	TOTAL	49,050	49,050	49,050	47,430	47,430
NET GENERAL		1,933.44	1,930.38	1,935.18	1,897.44	1,891.56

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

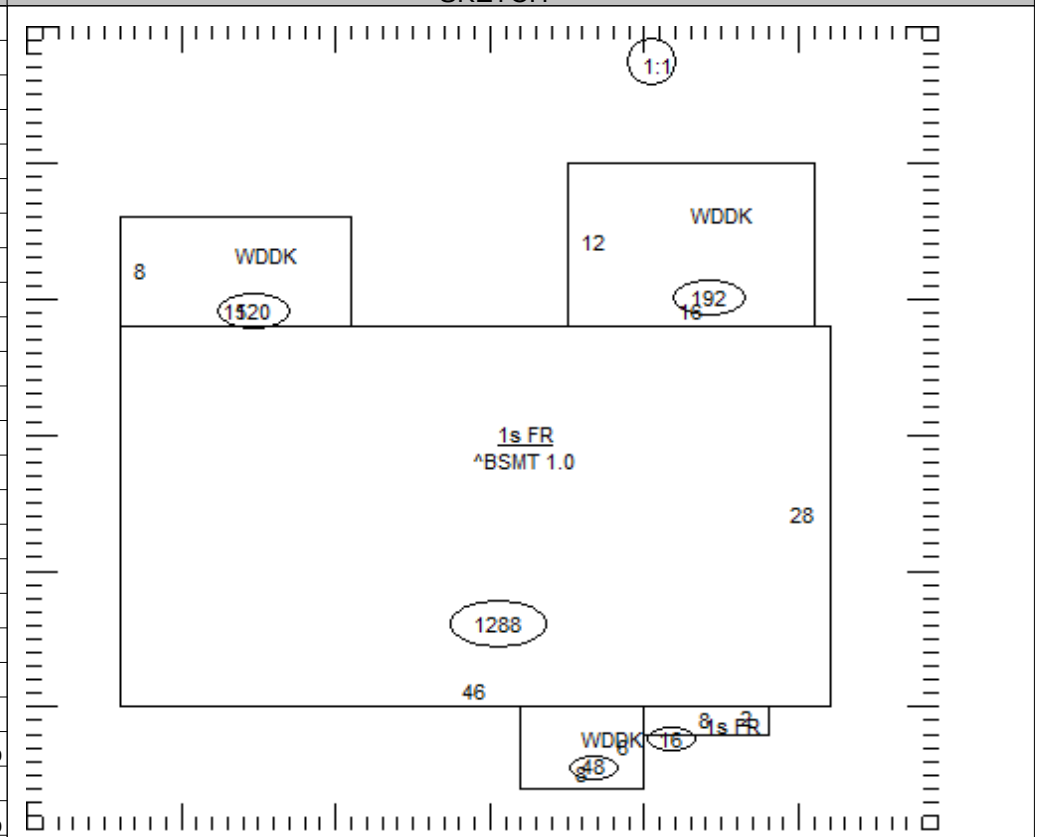
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

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		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1304	FR	191,310
BSMT	1288		15,460
SUBTOTAL			206,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,304 S.F.		2,350
PLUMBING #	3		3,000
GARAGES & CARPORTS			0
EXTRA FEATURES			4,320
SUBTOTAL			216,440
GRADE FACTOR			100 %
UNADJUSTED VALUE			216,440
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,304	C		1994		A	216,440	33	145,010		120,360
1 Garage-Fr		26x40	1,040	D+	11.90	1994		A	12,380	44	6,930		6,930
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		127,290

35-0019031.0000

COMMENTS

RMV OLD DWELLING ADD NC DWELLING 95
(48SF WDDK=$580),(120SF WDDK=$1,440),(192SF WDDK=$2,300)
Dwelling has an Economic Factor of 83%

35-0019031.0000

Barrett Laura

31602 ST RT 31
WEST MANSFIELD, OH 43358

WASHINGTON TOWNSHIP / NORTH UNION LSD
021-02-01-009.000

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 7375
201510300008922 SV 11-141
Acres:0.6300

Property Class: 511
Neighborhood 3553504
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	PICKLESIMER JASON A					09/27/2000	105,500	GWD : 985	☐	☐
2	BASH AARON D					03/27/1998	89,000	GWD : 345	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: NC DATE: 09/21/2006 TIME: 12:00:00 AM ☐ 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. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	■ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
31602 ST RT 31 , WEST MANSFIELD 43358

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: .6200					TOTAL		12,870	0

VALUATION SUMMARY

		2016 (46.22)	2015 (47.47)	2014 (47.92)	2013 (49.19)	
VALUE YEAR (EFF RATE)		2016 (46.22)	2015 (47.47)	2014 (47.92)	2013 (49.19)	
REASON FOR CHANGE		RAPP	Misc	MISC	RAPP	
APPRAISED VALUE	LAND	10,530	10,530	10,530	10,530	
	IMPR	124,960	114,050	114,050	114,050	
	TOTAL	135,490	124,580	124,580	124,580	
ASSESSED VALUE	LAND	3,690	3,690	3,690	3,690	
	IMPR	43,740	39,920	39,920	39,920	
	TOTAL	47,430	43,610	43,610	43,610	
NET GENERAL		1,931.42	1,824.12	1,471.90	1,504.10	

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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					
BEDROOMS					
FIREPLACES					

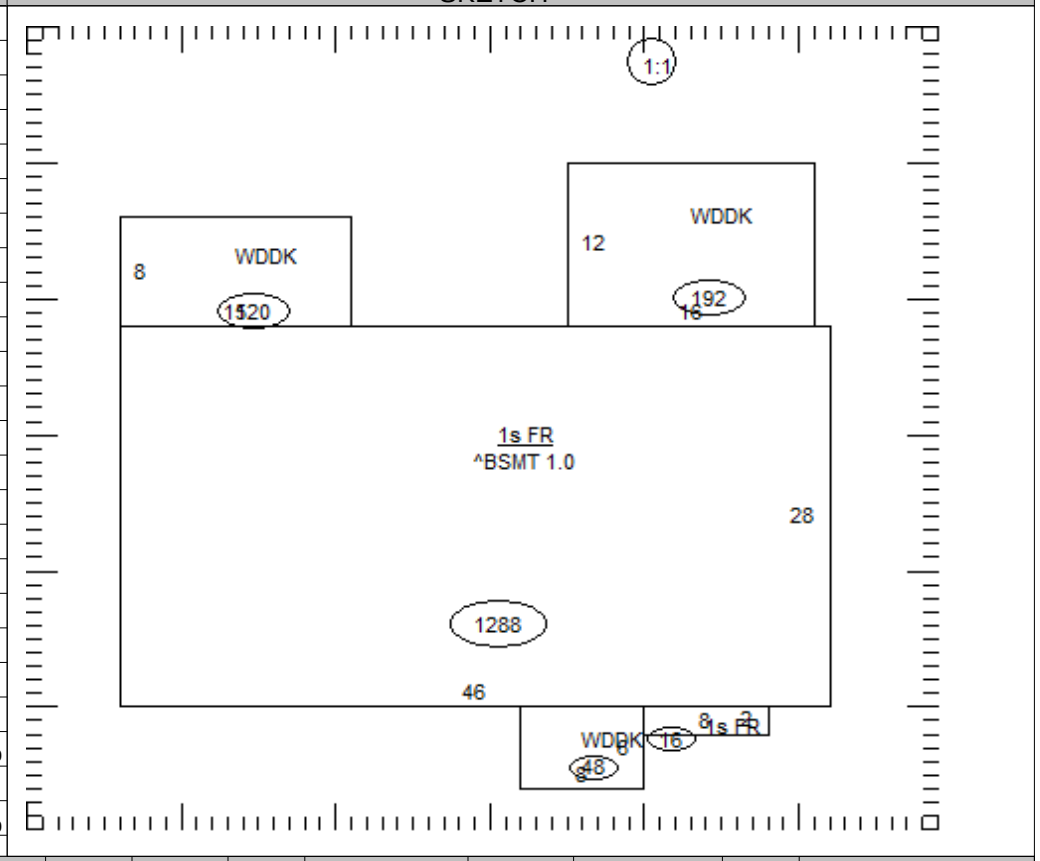
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

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		%

SKETCH



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													
												TOTAL	0

35-0019031.0000

COMMENTS

RMV OLD DWELLING ADD NC DWELLING 95

35-0015013.1010

Barrett Laura

ST RT 31
WEST MANSFIELD, OH 43358

WASHINGTON TOWNSHIP / NORTH UNION LSD
021-02-01-014.001

LEGAL INFORMATION

VMS 7375
201510300008922
Acres:0.6490

Property Class: 500
Neighborhood 3553504
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Barrett Laura	223 W BOMFORD ST APT/SUITE D	RICHWOOD	OH	43344	10/30/2015	140,000	2:GWD : 1465:0.6490	☐	■
2	Rush Holdings LLC	115 MAIN ST	MECHANICSBURG	OH	43044 -1108	08/12/2015	65,400	2:SHD : 1039:0.6490	☐	☐
3	DAVIS CLIFFORD L & BETTY L DAILEY JT LIVES	31602 ST RT 31	West Mansfield	OH	43358 -9629	11/02/2004	119,000	2:SUR : 14501:0.6490	☐	■

X: ☐ TTO LISTER: NC DATE: 09/21/2006 TIME: 12:00:00 AM ☐ 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. WOOD LT
☐ DIRT	☐ LOW	☐ GAS	☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD		☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION

ST RT 31 , WEST MANSFIELD 43358

COMMENT

TY2021:Net Gen=$48.94, Other Assessment=$0.00
01- .649 acre split from 35-0015013.100
9/21/19 Value Notice Returned Unable to Forward - KN
(Mod SM:)65

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
ROW:Right of Way/Road	AC:0.11		0				0	0
SM:Small Acres	AC:0.53		6500				3,450	0
Total Acres: .6400						TOTAL	3,450	0

VALUATION SUMMARY

		2021 (44.56)	2020 (44.49)	2019 (44.62)	2018 (45.26)	2017 (45.20)
VALUE YEAR (EFF RATE)		2021 (44.56)	2020 (44.49)	2019 (44.62)	2018 (45.26)	2017 (45.20)
REASON FOR CHANGE		MISC	MISC	RAPP	MISC	MISC
APPRAISED VALUE	LAND	3,450	3,450	3,450	2,650	2,650
	IMPR	0	0	0	0	0
	TOTAL	3,450	3,450	3,450	2,650	2,650
ASSESSED VALUE	LAND	1,210	1,210	1,210	930	930
	IMPR	0	0	0	0	0
	TOTAL	1,210	1,210	1,210	930	930
NET GENERAL		48.94	48.86	49.00	38.18	38.08

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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					
BEDROOMS					
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

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		%

SKETCH

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													
												TOTAL	0

35-0015013.1010

COMMENTS

35-0015013.1010

Barrett Laura

ST RT 31
WEST MANSFIELD, OH 43358

WASHINGTON TOWNSHIP / NORTH UNION LSD
021-02-01-014.001

LEGAL INFORMATION

VMS 7375
201510300008922
Acres:0.6490

Property Class: 500
Neighborhood 3553504
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	PICKLESIMER JASON					03/27/2001	2,000	UNK : 240	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: NC DATE: 09/21/2006 TIME: 12:00:00 AM ☐ 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. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
ST RT 31 , WEST MANSFIELD 43358

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: .6400					TOTAL		3,450	0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2016 (46.22)	2015 (47.47)	2014 (47.92)	2013 (49.19)	
REASON FOR CHANGE		RAPP	Misc	MISC	RAPP	
APPRAISED VALUE	LAND	2,650	2,650	2,650	2,650	
	IMPR	0	0	0	0	
	TOTAL	2,650	2,650	2,650	2,650	
ASSESSED VALUE	LAND	930	930	930	930	
	IMPR	0	0	0	0	
	TOTAL	930	930	930	930	
NET GENERAL		38.90	39.96	40.34	41.26	

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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					
BEDROOMS					
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

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		%

SKETCH

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													
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												TOTAL	0

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COMMENTS