

28-0018030.1000

BLUE OAK HOMES, LLC

LEGAL INFORMATION

VMS 5292 TRACT A
NOT RECORDED YET
Acres:1.5000

14550 PAYNE RD
MARYSVILLE, OH 43040

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BLUE OAK HOMES, LLC	100 MALLARD CREEK RD	LOUISVILLE	KY	40207	02/23/2022	350,000	GWD : 275:1.5000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MCCORMICK EVAN E,	14550 PAYNE ROAD	MARYSVILLE	OH	43040	11/30/2021	0	EX : 91043:1.5000	<input type="checkbox"/>	<input type="checkbox"/>
3	MCCORMICK RICHARD L	14550 PAYNE RD	MARYSVILLE	OH	43040	07/17/2020	0	EX : 9436:1.5000	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: EY DATE: 07/05/2018 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" 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 type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input checked="" 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. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	14550 PAYNE RD, MARYSVILLE 43040

COMMENT
 TY2023:Net Gen=\$4,864.44, Other Assessment=\$0.00
 BLUE OAK HOMES, LLC,
 99 SPLIT FROM 28-18-30 3.00 AC NO BLDGS
 07 recv'd HS application 8/6/07 LD
 July 2017 Received Data Card no change JC
 2018 Changed _283 to UB (lost in conversion),
 added shed & OP. DLP
 2019 REVAL CHNGD PART OF WDDK TO OFF,
 CHNGD STP TO CPAT, CHG SHED TO UTIL
 BLDG
 05/18/22 RMV HS & OOC PER CONV AH
 2022 SALES REVIEW CHNGD OFF TO EFP,
 ADDED EXTRA FIXTURE, ADDED INTER FINISH
 AND INSULATION TO UTBLDG, ADDED UTBLDG
 AND DECK VG
 (Mod SM:)130

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Homesite	AC:1	45500				45,500 0
ROW:Right of Way/Road	AC:0.04	0				0 0
SM:Small Acres	AC:0.46	16900				7,770 0
Total Acres: 1.5000					TOTAL	53,270 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2023 (45.68)	2022 (45.82)	2021 (53.39)	2020 (53.30)	2019 (53.94)
REASON FOR CHANGE	MISC	MISC	MISC	MISC	RAPP
APPRAISED VALUE	53,270	53,270	40,980	40,980	40,980
	IMPR	278,420	278,420	225,000	225,000
	TOTAL	331,690	331,690	265,980	265,980
ASSESSED VALUE	18,640	18,640	14,340	14,340	14,340
	IMPR	97,450	97,450	78,750	78,750
	TOTAL	116,090	116,090	93,090	93,090
NET GENERAL	4,864.44	4,878.98	4,045.56	4,038.74	4,086.56

OCCUPANCY SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1680	FR	269,300

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

BSMT	1680		24,190
SUBTOTAL			293,490
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		3,720
HEATING	0 S.F.		0
AIR COND	1,680 S.F.		3,630
PLUMBING #	4		4,800
GARAGES & CARPORTS			7,650
EXTRA FEATURES			6,960
SUBTOTAL			320,250
GRADE FACTOR			110 %
UNADJUSTED VALUE			352,280
FACTOR			100 %

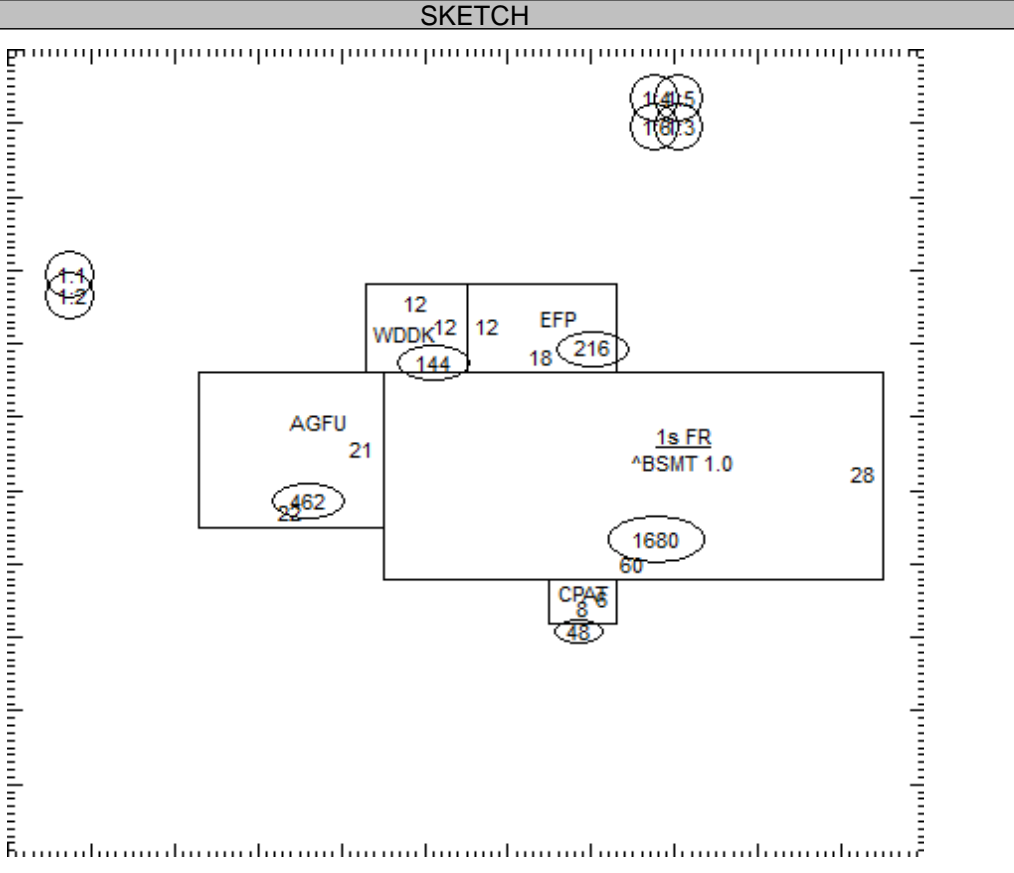
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES 1
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,680	C+		1999		A	352,280	28	253,640		256,180
1 Lean-To		14x14	196	C	6.50	2000		A	1,270	31	880		880
2 Utility Bldg FR		22x34	748	C	19.00	1999		A	14,210	34	9,380		9,380
3 Utility Bldg FR		18x16	288	C	27.60	2017		A	7,950	2	7,790		7,790
4 Open Porch		4x6	24	C	10.00	2017		A	240	2	240		240
5 Utility Bldg FR		8x16	128	C	27.60	2017		A	3,530	2	3,460		3,460
6 Wood Deck		4x8	32	C	15.60	2017		A	500	2	490		490
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES 1



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TOTAL 278,420

COMMENTS
 MODULAR WOOD F/P ADD NC DWELLING 00 ADD H/S ADD SHED AND LEAN TO *01-REMOVED FNC ON 11
 >>OB Features: 1.3 <Insulation> <Interior Finish> 1.5 <Insulation> <Interior Finish>
 (144SF WDDK=\$2,070),(48SF CPAT=\$120),(216SF EFP=\$4,770),(462SF AGFU=\$7,650)
 Dwelling has an Economic Factor of 101%

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MARYSVILLE, OH 43040

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NOT RECORDED YET
Acres:1.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	MCCORMICK RICHARD L & JOINT LIVES	14550 PAYNE RD	MARYSVILLE	OH	43040-9105	02/17/1999	22,000	SUR : 0:1.5000		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.5000					TOTAL		53,270	0

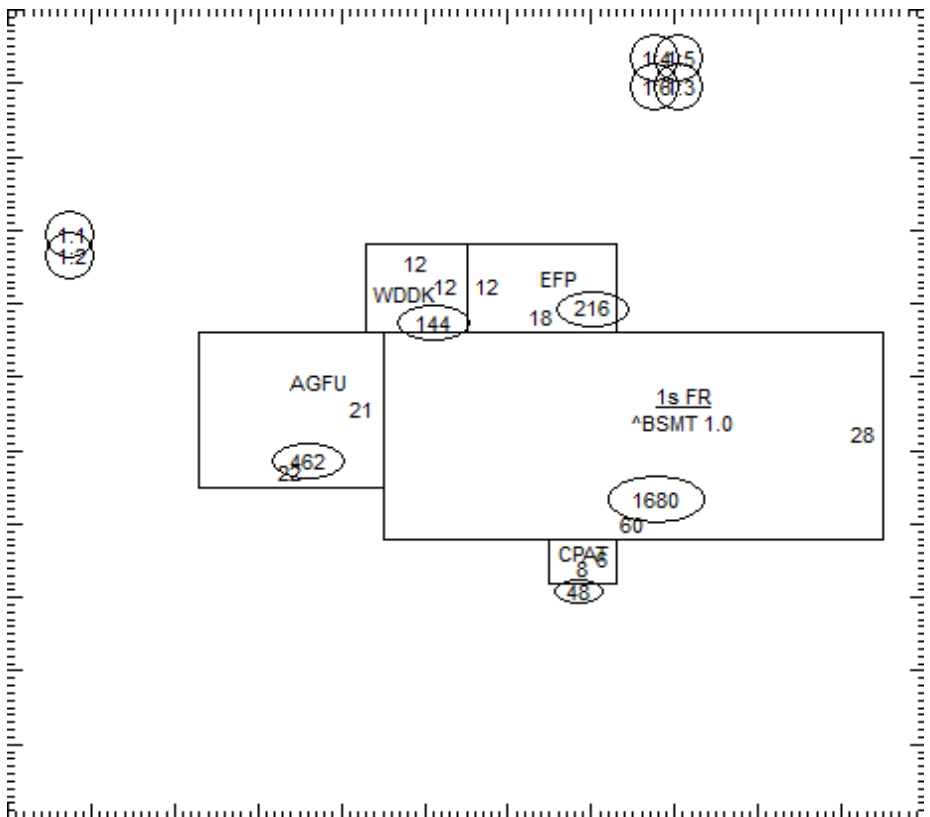
VALUATION SUMMARY

VALUE YEAR (EFF RATE)	2019 (53.94)	2018 (58.48)	2017 (57.61)	2016 (57.45)	2015 (61.76)
REASON FOR CHANGE	OPRO	MISC	MISC	RAPP	Misc
APPRaised	41,700	41,700	41,700	41,700	41,700
VALUE	IMPR	196,430	195,420	181,420	181,420
	TOTAL	238,130	237,120	223,120	223,120
ASSESSED	LAND	14,600	14,600	14,600	14,600
VALUE	IMPR	68,750	68,400	63,500	63,500
	TOTAL	83,350	83,000	78,100	78,100
NET GENERAL		3,919.14	3,559.78	3,547.74	3,233.24

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

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													

28-0018030.1000

TOTAL 0

COMMENTS

PARIS TOWNSHIP / MARYSVILLE EVSD

110-00-00-096.000

Property Class: 511

Neighborhood
2859285

Map:
Block:
Card:

Bk: Pg:

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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.5000			TOTAL			53,270		0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)	2014 (59.97)	2013 (56.60)	2012 (57.50)		
REASON FOR CHANGE	MISC	RAPP	TAX RATE		
APPRAISED VALUE	LAND 41,700	41,700	34,600		
	IMPR 151,220	151,220	145,570		
	TOTAL 192,920	192,920	180,170		
ASSESSED VALUE	LAND 14,600	14,600	12,110		
	IMPR 52,930	52,930	50,950		
	TOTAL 67,530	67,530	63,060		
NET GENERAL	3,098.10	2,913.94			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> WOOD				
<input type="checkbox"/> STUCCO				
<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> METAL				
<input type="checkbox"/> BRICK				
<input type="checkbox"/> STONE				

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE	SUBTOTAL		VALUE
<input type="checkbox"/> GABLE			0
<input type="checkbox"/> HIP			0
<input type="checkbox"/> GAMBREL			0
<input type="checkbox"/> MANSARD			0
<input type="checkbox"/> FLAT			0
MULTI-FAMILY #			0
BUILDING TYPE			000%
BSMT FINISH			0 S.F.
FIREPLACE #			0
HEATING			0 S.F.
AIR COND			0 S.F.
PLUMBING #			0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

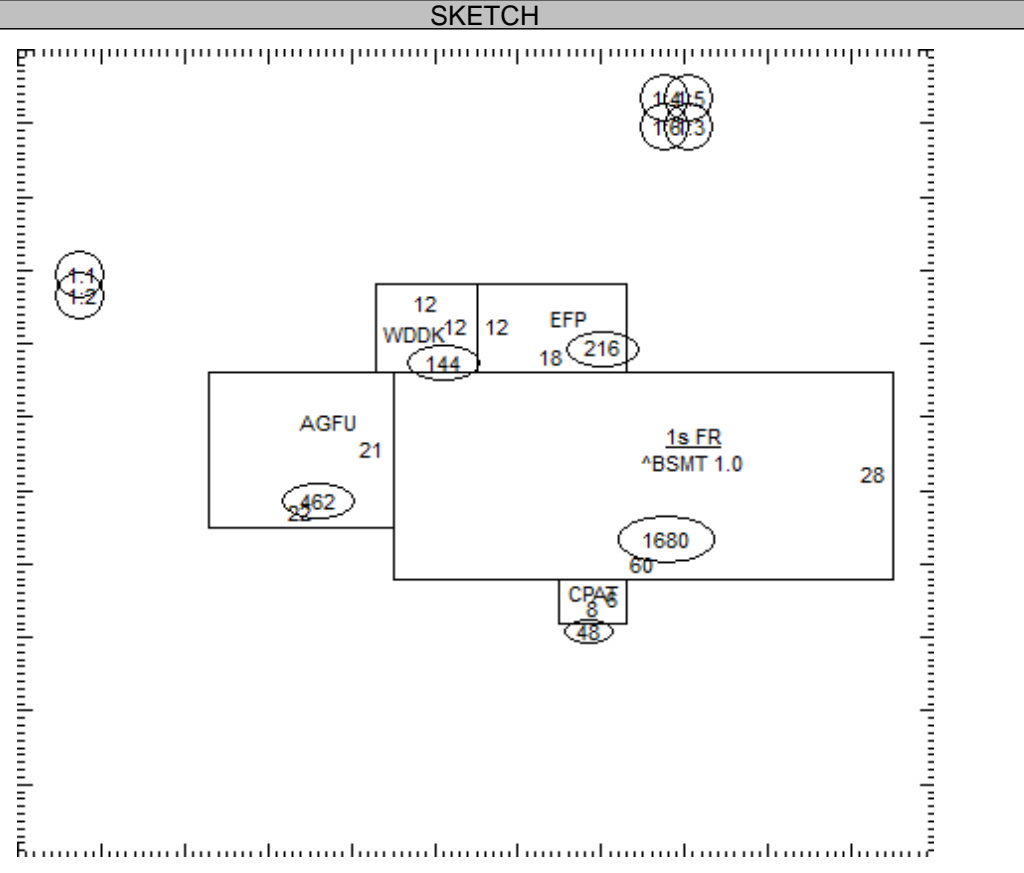
FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS
 BEDROOMS
 FIREPLACES
 HEAT & AC

NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEOHERMAL
OUTSIDE
CTRL A/C
PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

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													



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TOTAL 0

COMMENTS