09-107700.0300

FRANKLIN TWP / CELINA SD

09-24-277-003

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL50-CL50	
M	01C
B	
C	18

CONWAY RICHARD A II & SHAWN L
CONWAY RICHARD A II & SHAWN L
5343 MERCER AUGLIAZE COUNTY LINE RD
SAINT MARYS, OH 45885

LEGAL INFORMATION
BLUE HERON COVE
PHASE 1
LOT#: 3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CONWAY RICHARD A II &	5343 MERCER AUGLIAZE COUNTY	SAINT MARYS	OH	45885	06/22/2015	180,000	WDC : 396	☐	■
2	SIEFER JUDITH A	5343 MERCER AUGLAIZE COUNTY	SAINT MARYS	OH	45885	01/23/2014	165,000	WDC : 38	☐	■
3	STEVENS MELANIE F	5343 MERCER AUGLIAZE CO LINE	SAINT MARYS	OH	45885	10/04/2012	0	QCE : X : 0	☐	☐

X:	LISTER: DA	DATE: 04/28/2005	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
5343 MERCER AUGLAIZE CO LINE RD, ST MARYS

COMMENT
TY2016:Net Gen=$2,630.32, Other Assessment=$0.00
CHANNEL LOT
DE09 PER DATA MAILER ADDED G FIREPLACE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F94 D132	ST500 DP94 ADJ470		44,200 0
			TOTAL	44,200 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011	2009				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	44,200	44,200	44,200	44,200				
	IMPR	127,900	129,300	129,300	109,500				
	TOTAL	172,100	173,500	173,500	153,700				
ASSESSED VALUE	LAND	15,470	15,470	15,470	15,470				
	IMPR	44,770	45,260	45,260	38,330				
	TOTAL	60,240	60,730	60,730	53,800				

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	■ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ 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		4			
BEDROOMS		1			
FIREPLACES		1			

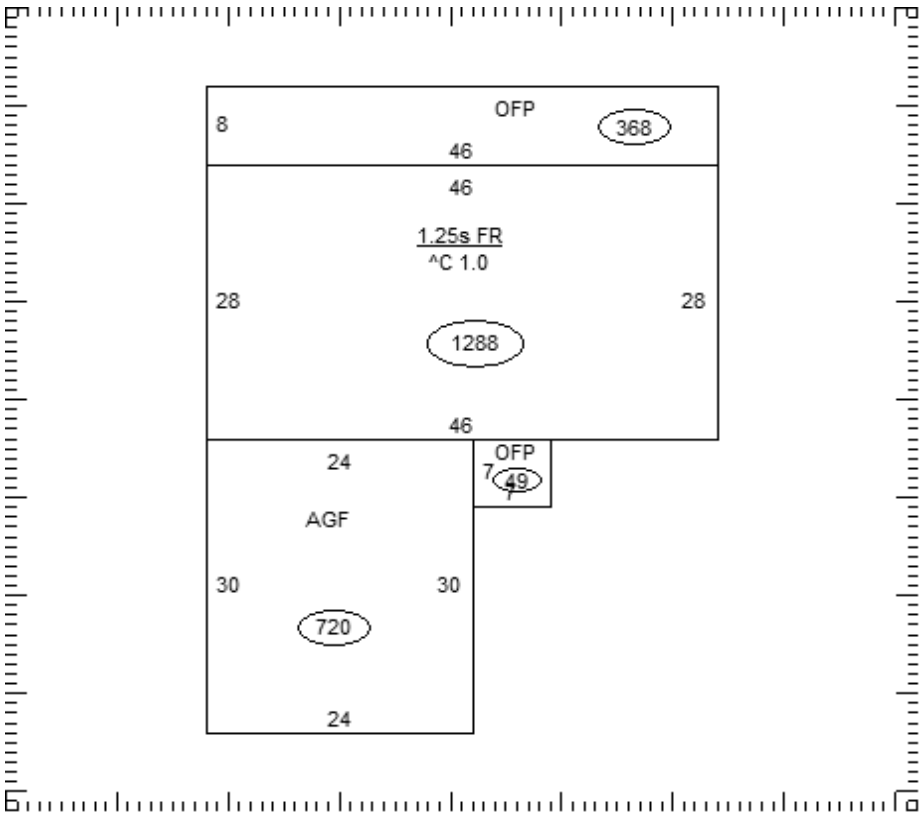
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1288	FR	108,220
.25	322	FR	20,560

SUBTOTAL			128,780
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,610	S.F.	2,410
PLUMBING #	2		2,200
GARAGES & CARPORTS			11,900
EXTRA FEATURES			6,100
SUBTOTAL			155,390
GRADE FACTOR			105 %
UNADJUSTED VALUE			163,160
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,610	C+		1997		A	163,160	20	130,530		127,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		127,900

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COMMENTS

Dwelling has an Economic Factor of 98%

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PROP. CLASS		
5	1	0

NEIGHBORHOOD	
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CONWAY RICHARD A II & SHAWN L
CONWAY RICHARD A II & SHAWN L
5343 MERCER AUGLIAZE COUNTY LINE RD
SAINT MARYS, OH 45885

LEGAL INFORMATION
BLUE HERON COVE
PHASE 1
LOT#: 3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEVENS DAVID L & MELANIE	5343 MERCER AUGLAIZE COUNTY	ST MARYS	OH	45885	09/10/1996	38,000	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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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
5343 MERCER AUGLAIZE CO LINE RD, ST MARYS

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		44,200	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ 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					

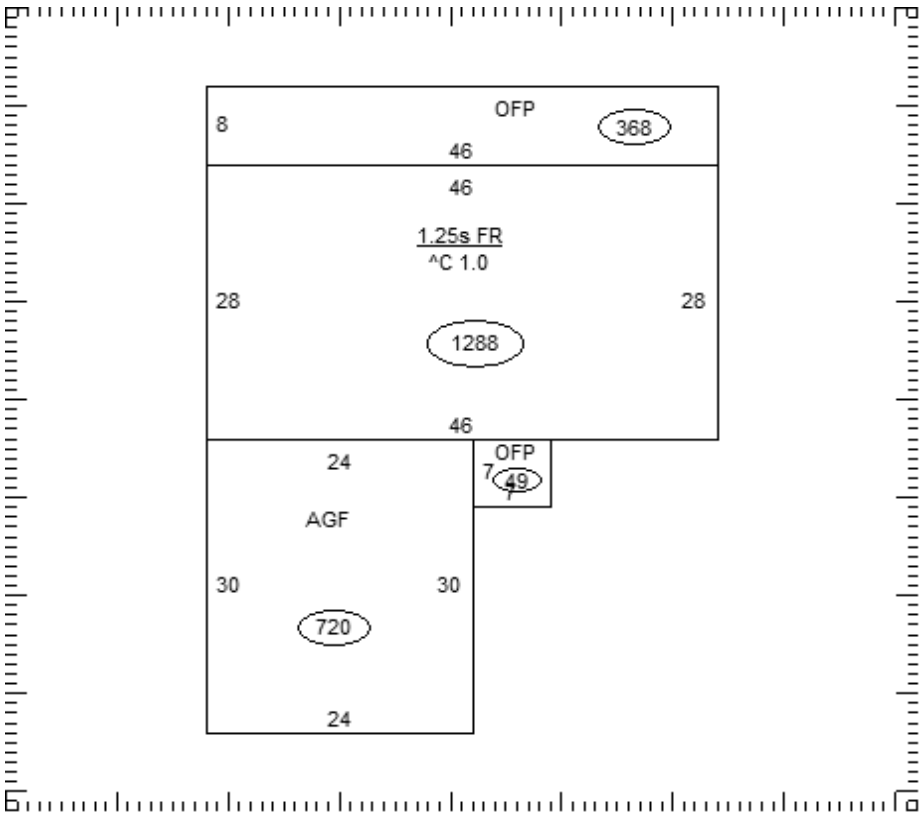
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
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

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COMMENTS