06-058700.1100

CENTER TWP / CELINA SD

06-27-300-005

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
009065-R150	
M	15
B	
C	19

SUNDERHAUS PAUL JOHN & MARY CATHLEEN

SUNDERHAUS PAUL JOHN & MARY CATHLEEN
7683 OLD TOWN RD
CELINA, OH 45822

LEGAL INFORMATION

PT SE SW

RTS: 003-05-27
Acres:1.1200

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SUNDERHAUS PAUL JOHN &	7683 OLD TOWN RD	CELINA	OH	45822	11/09/2017	399,000	WDC : 767	☐	■
2	HOLSTAD BRIAN H &	7683 OLDTOWN RD	CELINA	OH	45822	03/08/2004	227,500	WDC : A : 0	☐	■
3	GINGERICH DAVID D	111 MERCER ST	CELINA	OH	45822	06/23/2003	17,900	WDC : A : 0	☐	■

X: ☐ TTO LISTER: BTC DATE: 06/04/2007 TIME: 12:00:00 AM ■ LETTER ■ LETTER REC'D GIS CODE Minor Sub

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

7683 OLDTOWN RD,

COMMENT

TY2018:Net Gen=$3,725.68, Other Assessment=$0.00
DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		16,500 0
SM:Small Acreage	AC:0.12	7000		800 0
Total Acres: 1.1200			TOTAL	17,300 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	17,300	16,800	15,800					
	IMPR	226,300	253,900	239,500					
	TOTAL	243,600	270,700	255,300					
ASSESSED VALUE	LAND	6,060	5,880	5,530					
	IMPR	79,210	88,870	83,830					
	TOTAL	85,270	94,750	89,360					

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		3			
FIREPLACES		1			

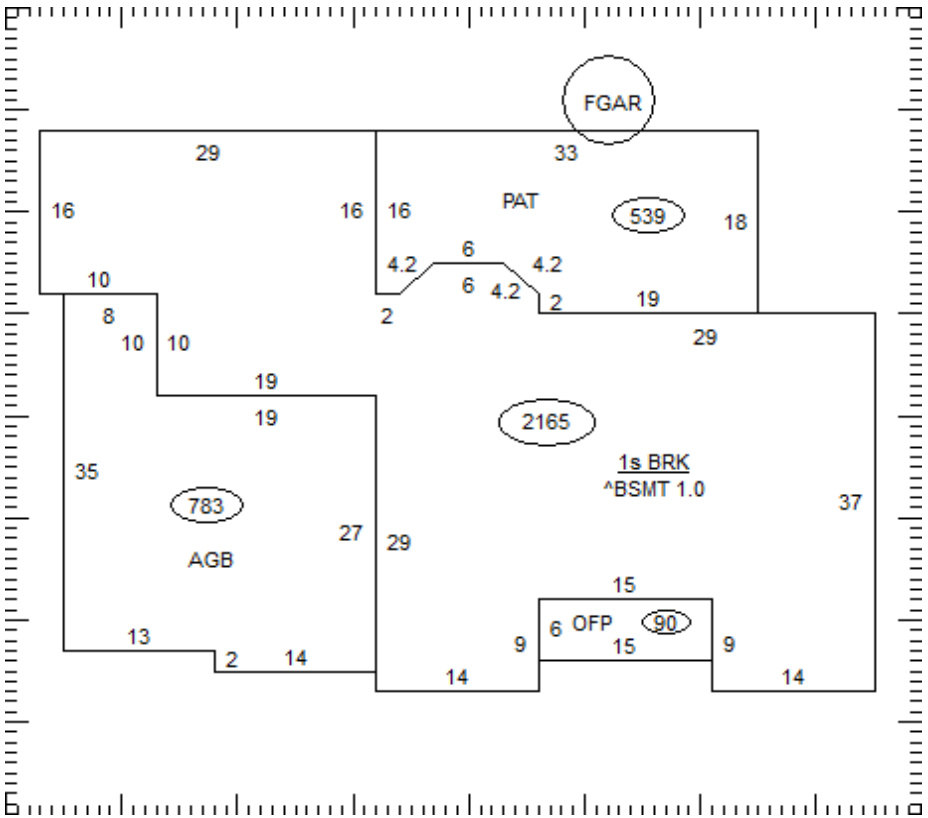
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2165	BRK	158,090
BSMT	2165		28,150

SUBTOTAL			186,240
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	2,165	S.F.	3,250
PLUMBING #	3		3,300
GARAGES & CARPORTS			14,600
EXTRA FEATURES			2,800
SUBTOTAL			214,190
GRADE FACTOR			120 %
UNADJUSTED VALUE			257,030
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,165	B		2003		A	257,030	12	226,190		203,600
1 Gar - Frame		36x48	1,728	C	15.80	2006		A	27,300	17	22,660		22,700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		226,300

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COMMENTS

Dwelling has an Economic Factor of 90%