

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095LF80-LF80		
M	04	
B		
C	137	

09-000200.0102

**MUHA MARY ELIZABETH TRUSTEE**

MUHA MARY ELIZABETH TRUSTEE  
5595 W HIDDEN SHORES DR  
CELINA, OH 45822

**LEGAL INFORMATION**

HIDDEN SHORES  
SEC 1  
LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHA MARY ELIZABETH	5595 W HIDDEN SHORES DR	CELINA	OH	45822	09/05/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	MUHA MARY BETH	5595 W HIDDEN SHORES DR	CELINA	OH	45822	06/09/2017	560,000	WDC : 379	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HOYING VERNON L & SUSAN J	5595 W HIDDEN SHORES DR	CELINA	OH	45822	06/30/1999	160,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: JK DATE: 02/18/2019 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 type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" 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	5595 W HIDDEN SHORES DR, <b>COMMENT</b> TY2018:Net Gen=\$6,754.54, Other Assessment=\$0.00 DE19 TTO; ADD OFF, COR PAT, ADD OUTDOOR KIT; ALL COMPL DE18 NOH; JUST STARTED DE15 PER DATA MAILER CORR PLMB (Mod SM:)200			

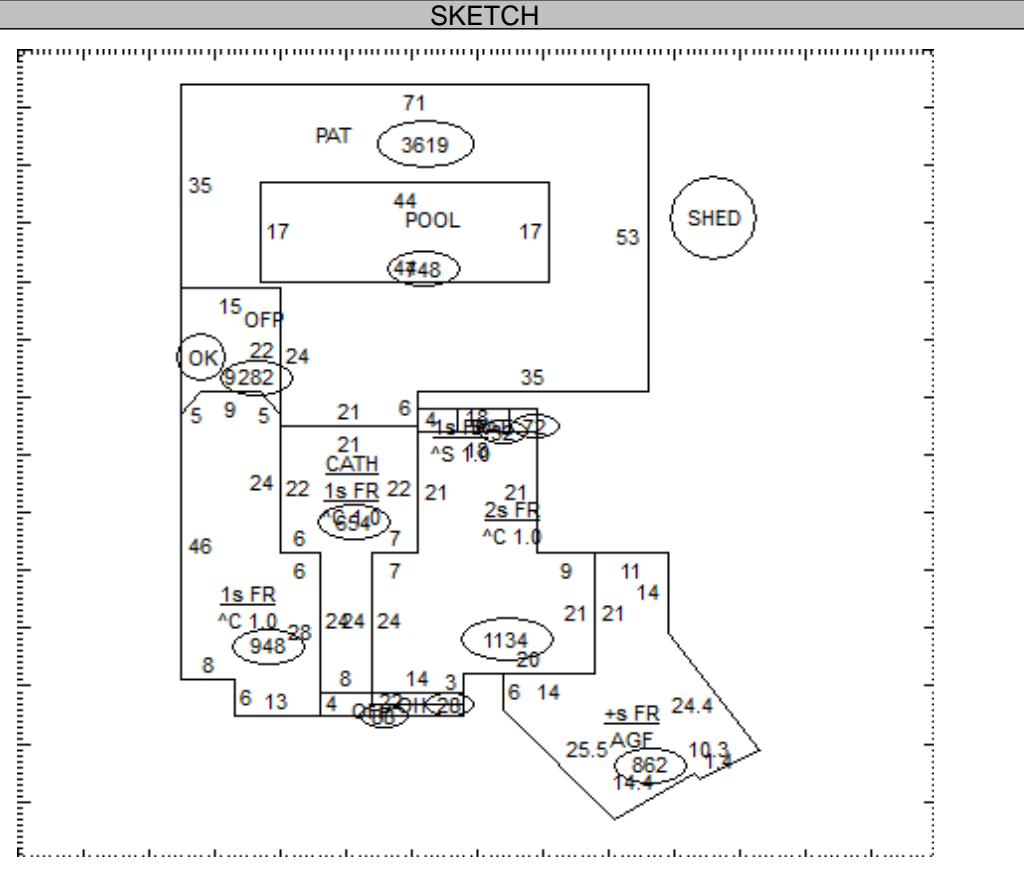
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
F:Front	F86 D138	ST1600	DP95	ADJ1520		130,700	0
TOTAL						130,700	0

VALUATION SUMMARY								
VALUE YEAR	2019	2017	2015	2014	2011	2011	2010	
REASON FOR CHANGE	NC	RAPP	NC	RAPP	MISC	RAPP	BOR	
APPRAISED	130,700	130,700	130,700	130,700	130,700	130,700	130,700	
VALUE	IMPR	317,900	308,400	390,300	388,600	388,600	418,700	
	TOTAL	448,600	439,100	521,000	519,300	517,000	549,400	
ASSESSED	LAND	45,750	45,750	45,750	45,750	45,750	45,750	
VALUE	IMPR	111,270	107,940	136,610	136,010	135,210	146,550	
	TOTAL	157,020	153,690	182,360	181,760	180,960	192,300	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	2808	FR	177,800
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	2ND	1134	FR	34,460
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	4,910
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

SUBTOTAL		217,170
FLOORS	B 1 2 3 U	
CONCRETE	<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"/>	
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
INT. FINISH	B 1 2 3 U	
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
PANELING	<input 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"/>	
ACCOMMODATIONS		
# OF ROOMS	5 3	
BEDROOMS	1 3	
FIREPLACES	1	
HEAT & AC	B 1 2 3 U	
NO HEAT	<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 checked="" 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"/>	
ELECTRIC	<input 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"/>	
FLR/WALL	<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"/>	
GEOHERMAL	<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"/>	
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
PLUMBING	BASE <input checked="" type="checkbox"/>	
X FULL BATH	1	
X HALF BATH	1	
X FIXTURES	1	
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	3,942 S.F.	5,910
PLUMBING #	6	6,600
GARAGES & CARPORTS		14,200
EXTRA FEATURES		35,200
SUBTOTAL		283,080
GRADE FACTOR		150 %
UNADJUSTED VALUE		424,620
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,942	A		1999		A	424,620	16	356,680		306,700
1 Pool - Inground		17x44	748	C	25.00	1999		A	18,700	31	12,900	USE30	9,000
2 Shed		8x10	80	C		1999				100			0
3 Outdoor Kitchen		3x15	45	C	50.00	2018		A	2,250	2	2,210		2,200
4													
5													
6													
7													
8													
9													
10													
11													

09-000200.0102	TOTAL	317,900
----------------	-------	---------

**COMMENTS**

Dwelling has an Economic Factor of 86%