09-000780.0000

**JOHNS CARL D & KAY L**
JOHNS CARL D & KAY L
11752 US 127 S
VAN WERT, OH 45891

FRANKLIN TWP / CELINA SD

09-16-352-024

**LEGAL INFORMATION**
BASS LANDING

LOT#: 80



| PROP. CLASS | | |
|---|---|---|
| 5 | 1 | 0 |

| NEIGHBORHOOD | |
|---|---|
| 095CL50-CL50 | |
| M | 04 |
| B | |
| C | 67 |

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | JOHNS CARL D & KAY L | 11752 US 127 S | VAN WERT | OH | 45891 | 07/08/2016 | 50,000 | WDC : 457 | ☐ | ■ |
| 2 | MOORE FRED G & KRISTIN L | 3844 LONGRIDGE DR | KETTERING | OH | 45429 | 05/07/1997 | 2,200 | : A : 0 | ☐ | ■ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DA DATE: 04/19/2005 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
5577 ISLAND VIEW DR,

COMMENT
TY2018:Net Gen=$791.36, Other Assessment=$0.00
DE11 ADD DK AND CORR GRADE
HAS CHANNEL

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F43 D91 | ST500 DP77 ADJ385 | | 16,600 0 |
| | | | TOTAL | 16,600 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2017 | 2014 | 2011 | | | | | |
| REASON FOR CHANGE | | RAPP | RAPP | RAPP | | | | | |
| APPRAISED VALUE | LAND | 16,600 | 16,600 | 16,600 | | | | | |
| | IMPR | 33,500 | 34,100 | 34,100 | | | | | |
| | TOTAL | 50,100 | 50,700 | 50,700 | | | | | |
| ASSESSED VALUE | LAND | 5,810 | 5,810 | 5,810 | | | | | |
| | IMPR | 11,730 | 11,940 | 11,940 | | | | | |
| | TOTAL | 17,540 | 17,750 | 17,750 | | | | | |

| 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 | | 3 | | | |
| BEDROOMS | | 1 | | | |
| FIREPLACES | | | | | |

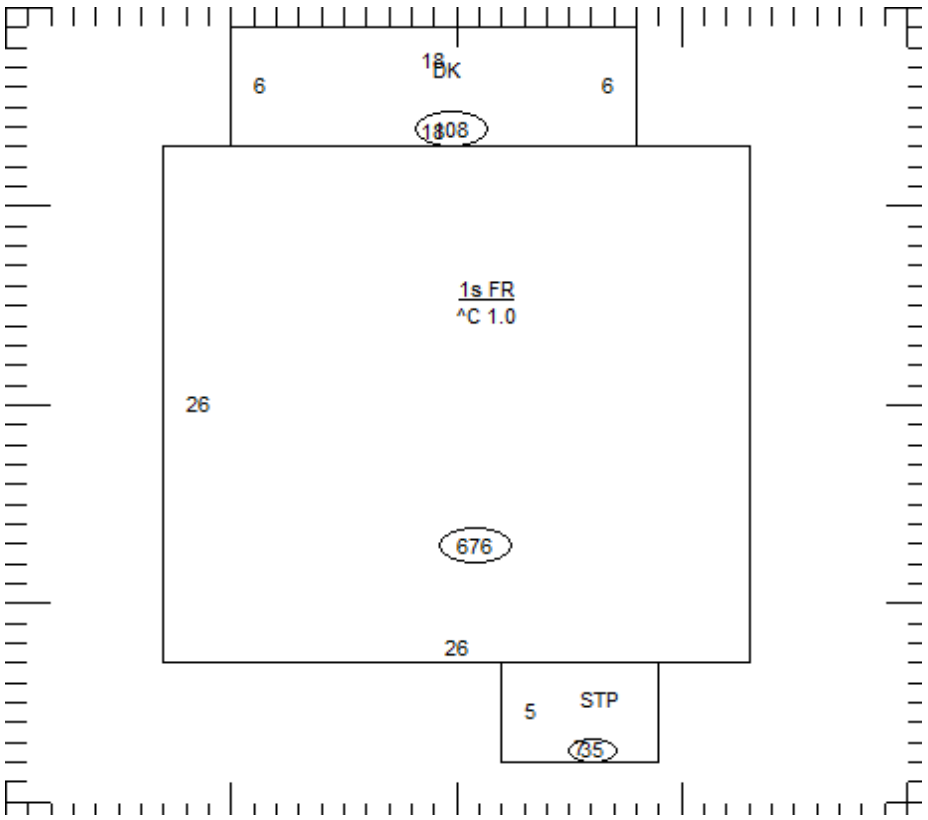
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | | | | | BASE ■ |
|---|---|---|---|---|---|
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 676 | FR | 78,450 |

| | | | |
|---|---|---|---|
| SUBTOTAL | | | 78,450 |
| MULTI-FAMILY # | 0 | | 0 |
| BSMT FINISH | 0 | S.F. | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 676 | S.F. | -1,690 |
| AIR COND | 0 | S.F. | 0 |
| PLUMBING # | 0 | | 0 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 900 |
| SUBTOTAL | | | 77,660 |
| GRADE FACTOR | | | 80 % |
| UNADJUSTED VALUE | | | 62,130 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 676 | D | | 1961 | | A | 62,130 | 45 | 34,170 | | 33,500 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 33,500 |

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COMMENTS

WHITE ALUM IRREGULAR LOT
Dwelling has an Economic Factor of 98%