

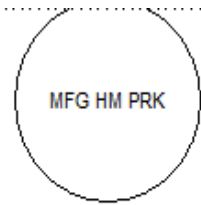
Property Address: 0 KARAFIT RD,

DTE Code: 415



\*09-024600.0000\*

FRANKLIN TWP  
CELINA SD  
09-20-231-004



**LEGAL INFORMATION**

S 1/2 NE NE PT

NEIGH-GROUP: CRUR50-50  
Acres:3.0800

M
B
C

RTS: 003-06-20  
**STRAWN DENNIS R & BETTY K**  
STRAWN DENNIS R & BETTY K  
7343 ST RTE 197  
CELINA, OH 45822

COMMENT  
TY2018:Net Gen=\$5,753.34, Other Assessment=\$0.00  
DE17 DESKTOP RVW CHGS: ADJ PRICING  
PART OF MOBILE HOME SITE23 SITES HERE BAL IS ON PARCEL 09-033100.0000  
TOTAL OF ALL IS 36 SITES  
LAND PER JEREMY HINTON IS 3.08 AC.  
18-23 RECOMMENDATION: HEARING

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DL	04/07/17
11/01/2018	700,000	5:WDC : 861	415	<input checked="" type="checkbox"/>	Pricer:		
08/10/2010	0	QCE : X : 0	415	<input type="checkbox"/>	Reviewer:		
	0	: 0	415	<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	2017	2017	2014	2011
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
ESTIMATED <u>LAND</u>	22,820	20,820	20,820	20,820
MARKET VALUE <u>IMPR</u>	285,380	266,680	195,380	195,380
<u>TOTAL</u>	308,200	287,500	216,200	216,200
ASSESSED <u>LAND</u>	7,990	7,290	7,290	7,290
VALUE <u>IMPR</u>	99,880	93,340	68,380	68,380
<u>TOTAL</u>	107,870	100,630	75,670	75,670

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
IL:ICE Land	A:3.08		13,000				22,820	0
Totals:	Total Acres 3.0800						22,820	0

