09-033300.0000

BREST JOSEPH M JR

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5339 KARAFIT RD
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-20-283-002

LEGAL INFORMATION

DAVIS ADDITION
LOTS 1 & 2 ALSO SEC LAND
RTS: 003-06-20

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL50-CL50	
M	05 E
B	
C	136

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BREST JOSEPH M JR	5339 KARAFIT RD	CELINA	OH	45822	11/20/2018	119,000	WDC : 918	☐	■
2	ETTER MICHAEL E & BARBARA	6434 HERITAGE PARK	DAYTON	OH	45424	10/31/2011	0	QCE : X : 0	☐	☐
3	ETTER MICHAEL E & BARBARA J	6434 HERITAGE PARK	DAYTON	OH	45424	08/16/1999	62,500	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/24/2005 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

5339 KARAFIT RD,

COMMENT

TY2018:Net Gen=$2,158.84, Other Assessment=$0.00
CHANNEL
DE17 DESKTOP REVIEW//CORR PATIO SIZE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F111 D173	ST500 DP107 ADJ535		59,400 0
			TOTAL	59,400 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2017	2014	2011			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	59,400	59,400	35,200	35,200	35,200			
	IMPR	77,300	82,400	82,400	82,100	82,100			
	TOTAL	136,700	141,800	117,600	117,300	117,300			
ASSESSED VALUE	LAND	20,790	20,790	12,320	12,320	12,320			
	IMPR	27,060	28,840	28,840	28,740	28,740			
	TOTAL	47,850	49,630	41,160	41,060	41,060			

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		5			
BEDROOMS		3			
FIREPLACES					

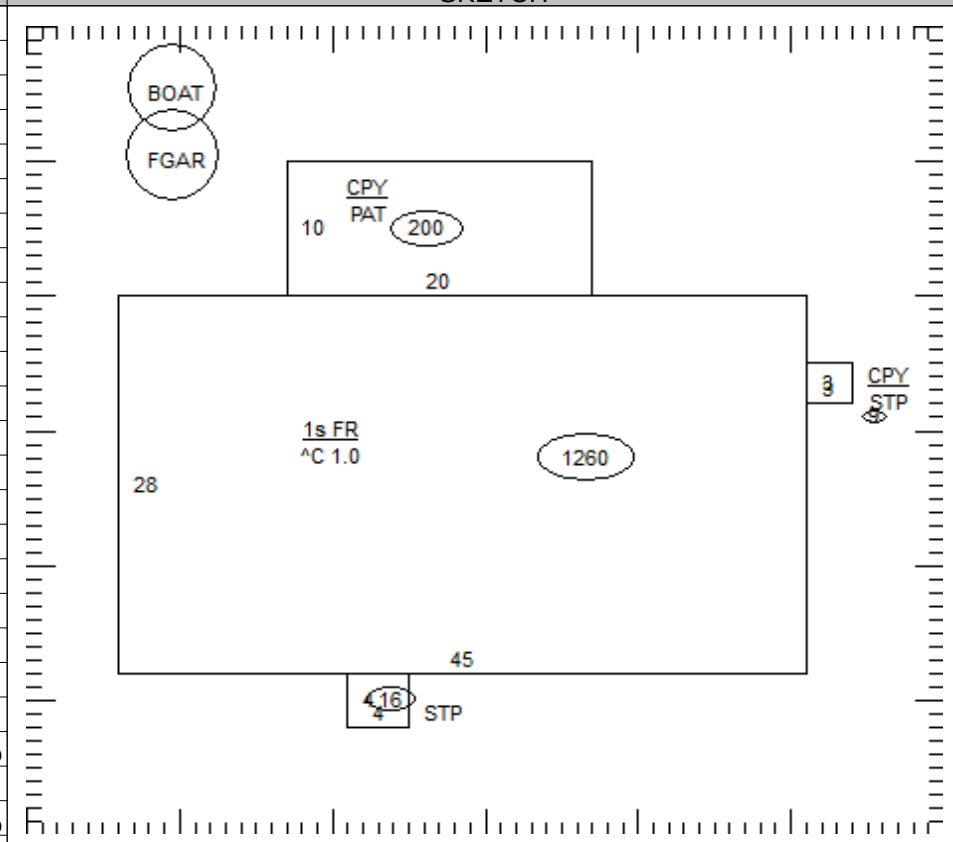
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1260	FR	105,870

SUBTOTAL			105,870
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,260	S.F.	1,890
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			1,900
SUBTOTAL			112,960
GRADE FACTOR			80 %
UNADJUSTED VALUE			90,370
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,260	D		1999		A	90,370	21	71,390		70,000
1 Boat House		21x33	693	C	6.00	2003		A	4,160	23	3,200		3,200
2 Gar - Frame		21x16	336	C	15.80	2003		A	5,310	23	4,090		4,100
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		77,300

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COMMENTS

MANUFACTURED HOME
Dwelling has an Economic Factor of 98%