09-076300.1300

BERGER DAVID J & MARY E
BERGER DAVID J & MARY E
431 PARK BLVD
VERSAILLES, OH 45380

FRANKLIN TWP / CELINA SD

09-22-251-009

LEGAL INFORMATION
WOODED ACRES SUBD

LOT#: 12

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL50-CL50	
M	03 A
B	
C	13

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BERGER DAVID J & MARY E	431 PARK BLVD	VERSAILLES	OH	45380	05/04/2017	240,000	WDC : 280	☐	■
2	BAUMER MARK A & JOAN M	303 TERRACE AVE	COLDWATER	OH	45828	04/06/1989	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 05/16/2005 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
5305 EDGEWOOD ST,

COMMENT
TY2018:Net Gen=$2,477.82, Other Assessment=$0.00
DE17 DESKTOP REVIEW//ADD BW
CHANNEL LOT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F70 D110	ST500 DP85 ADJ425		29,800 0
			TOTAL	29,800 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	29,800	29,800	29,800	29,800				
	IMPR	127,100	118,600	118,400	118,400				
	TOTAL	156,900	148,400	148,200	148,200				
ASSESSED VALUE	LAND	10,430	10,430	10,430	10,430				
	IMPR	44,490	41,510	41,440	41,440				
	TOTAL	54,920	51,940	51,870	51,870				

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		1	1		
BEDROOMS		1	1		
FIREPLACES					

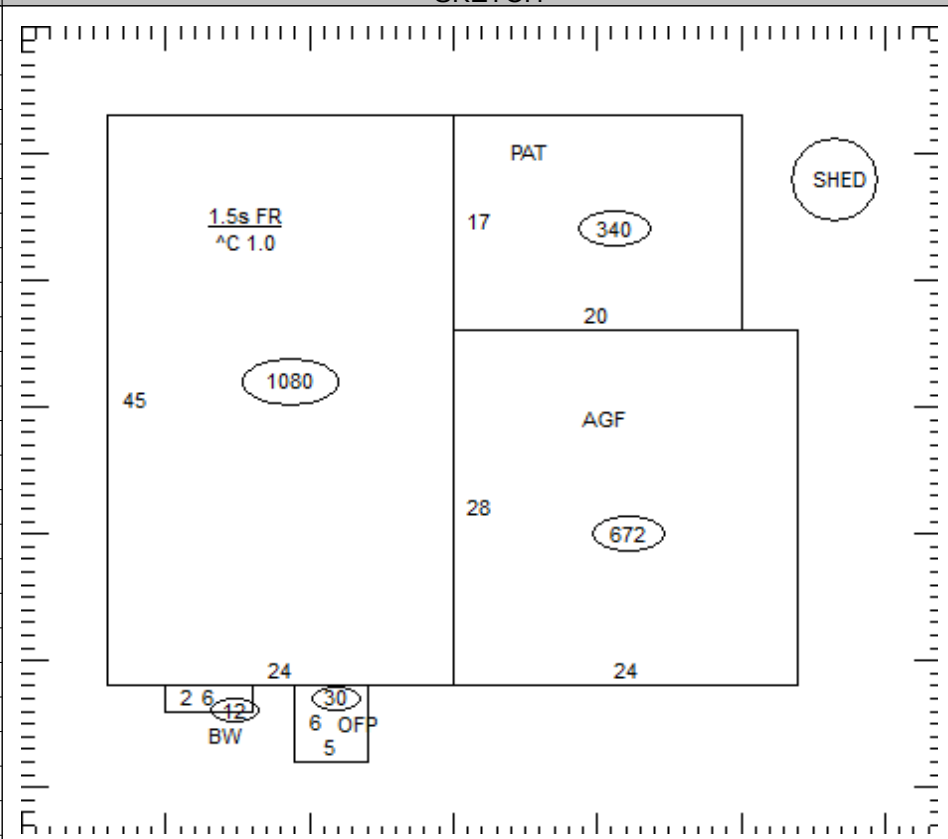
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1080	FR	98,910
.5	540	FR	36,100

SUBTOTAL			135,010
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,620	S.F.	2,430
PLUMBING #	4		4,400
GARAGES & CARPORTS			11,100
EXTRA FEATURES			1,500
SUBTOTAL			154,440
GRADE FACTOR			100 %
UNADJUSTED VALUE			154,440
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,620	C		2000		A	154,440	16	129,730		127,100
1 Shed	PP	10x10	100	C		2000		A		29			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	127,100

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COMMENTS

Dwelling has an Economic Factor of 98%