

1 OF 2		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095LF80-LF80		
M	02	
B		
C	74	

FRANKLIN TWP / CELINA SD

09-23-127-008

09-088400.0000

**DULING BRIAN J & LISA M**

DULING BRIAN J & LISA M  
5427 CLUB ISLAND RD  
CELINA, OH 45822

**LEGAL INFORMATION**

DORSTEN CLUB ISLAND ADD  
ALSO ALL OF LAND N OF LOT 4  
RTS: 003-06-23 LOT#: 4

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 DULING BRIAN J & LISA M	5427 CLUB ISLAND RD	CELINA	OH	45822	12/07/2018	255,000	WDC : 953	<input type="checkbox"/>	<input type="checkbox"/>
2 GOOD OLE BOYS INC	6979 LAKETREE CT	CELINA	OH	45822	07/29/2016	220,000	WDC : 511	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 ELDER PATRICK TRUSTEE	8397 N KIMMEL RD	CLAYTON	OH	45315	07/29/2013	0	QCE : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 04/12/2005 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 checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5427 CINCY RD,		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2018:Net Gen=\$3,008.40, Other Assessment=\$0.00 DE17 DESKTOP REVIEW//CORR STRY HEIGHT (Mod SM:)200		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F50 D120				ST1600 DP89 ADJ1424	71,200 0
					TOTAL	71,200 0

VALUATION SUMMARY						
VALUE YEAR	2017	2017	2017	2014	2011	
REASON FOR CHANGE	RAPP	MISC	MISC	RAPP	RAPP	
APPRaised	LAND	71,200	71,200	71,200	71,200	
VALUE	IMPR	119,300	133,200	133,400	130,000	
	TOTAL	190,500	204,400	204,600	201,200	
ASSESSED	LAND	24,920	24,920	24,920	24,920	
VALUE	IMPR	41,760	46,620	46,690	45,500	
	TOTAL	66,680	71,540	71,610	70,420	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1865	BRK	140,450
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	1	70	FR	4,930
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL	.25	164	BRK	10,100
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK	2ND	1091	BRK	39,440
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				

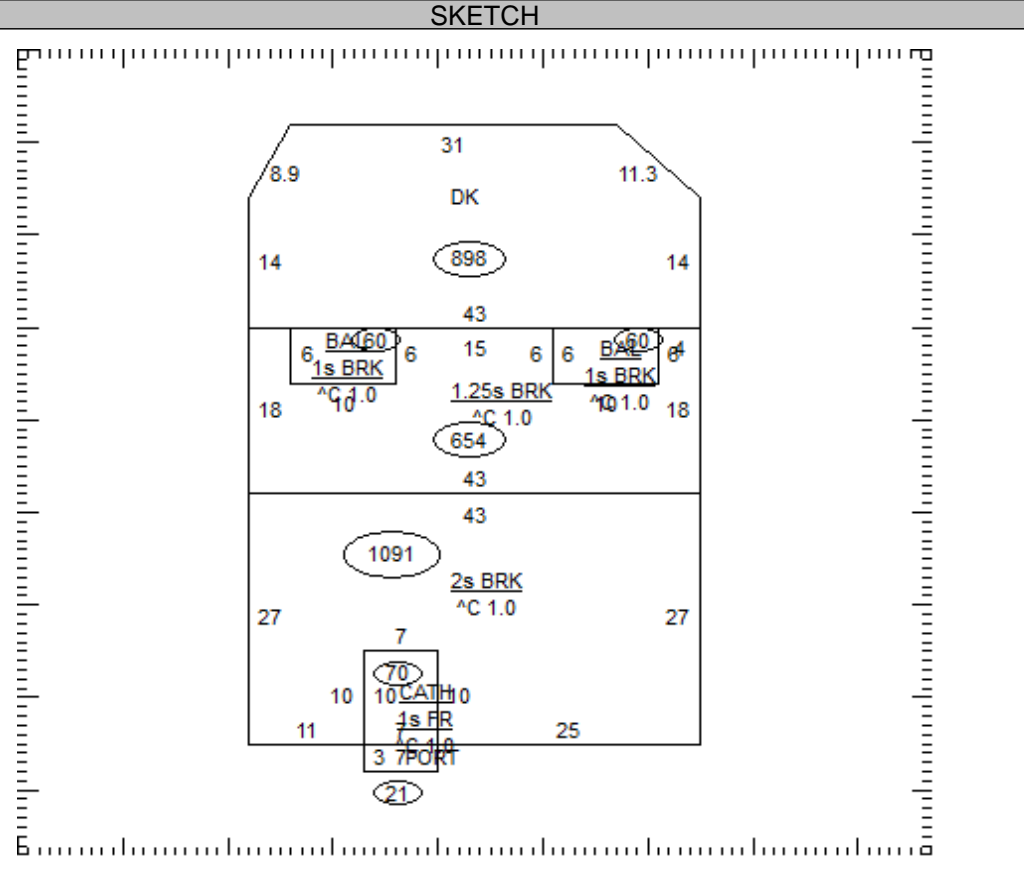
ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input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

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 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 checked="" type="checkbox"/>

INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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	6			2	
BEDROOMS	3			2	
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 checked="" 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 checked="" type="checkbox"/>
PLUMBING	BASE				
X FULL BATH		1			2
X HALF BATH		1			
X FIXTURES		1	1		

SUBTOTAL		VALUE
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	3,026 S.F.	4,550
PLUMBING #	13	14,300
GARAGES & CARPORTS		0
EXTRA FEATURES		10,100
SUBTOTAL		227,870
GRADE FACTOR		105 %
UNADJUSTED VALUE		239,260
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,190	C+		1954		A	239,260	42	138,770		119,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-088400.0000	TOTAL	119,300
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**COMMENTS**

FRONTS ON WATER  
Dwelling has an Economic Factor of 86%

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NEIGHBORHOOD		
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C	74	

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DORSTEN CLUB ISLAND ADD  
ALSO ALL OF LAND N OF LOT 4  
RTS: 003-06-23 LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ELDER PATRICK & JOAN	5427 CLUB ISLAND RD	CELINA	OH	45822	06/28/2013	0	WDC : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	ELDER JOAN	8397 N KIMMEL RD	CLAYTON	OH	45315	09/28/1994	115,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
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LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						71,200	0

**VALUATION SUMMARY**

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

