09-096900.0000

ARNETT TROY J
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54104 CLUB ISLAND RD
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-23-129-021

LEGAL INFORMATION

DORSTEN CLUB ISLAND
SECOND ADDITION LOT 78
PLUS .05 AC FORMER STATE LOT 54-210 TO WEST

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL80-CL80	
M	02
B	
C	116

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ARNETT TROY J	54104 CLUB ISLAND RD	CELINA	OH	45822	02/28/2019	201,000	WDC : 118	☐	■
2	TALLY RAYMOND D JR &	54104 CLUB ISLAND RD	CELINA	OH	45822	05/12/2006	258,000	WDC : A : 381	☐	☐
3	HARLAMERT BRUCE E	54104 CLUB ISLAND RD	CELINA	OH	45822	09/11/1998	30,000	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 04/08/2005 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

0 WOODLAND RD,

COMMENT

TY2018:Net Gen=$2,144.40, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D97	ST450 DP80 ADJ360		21,600 0
			TOTAL	21,600 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	21,600	27,100	24,000					
	IMPR	114,200	117,900	125,400					
	TOTAL	135,800	145,000	149,400					
ASSESSED VALUE	LAND	7,560	9,490	8,400					
	IMPR	39,970	41,270	43,890					
	TOTAL	47,530	50,760	52,290					

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		6			
BEDROOMS		3			
FIREPLACES		1			

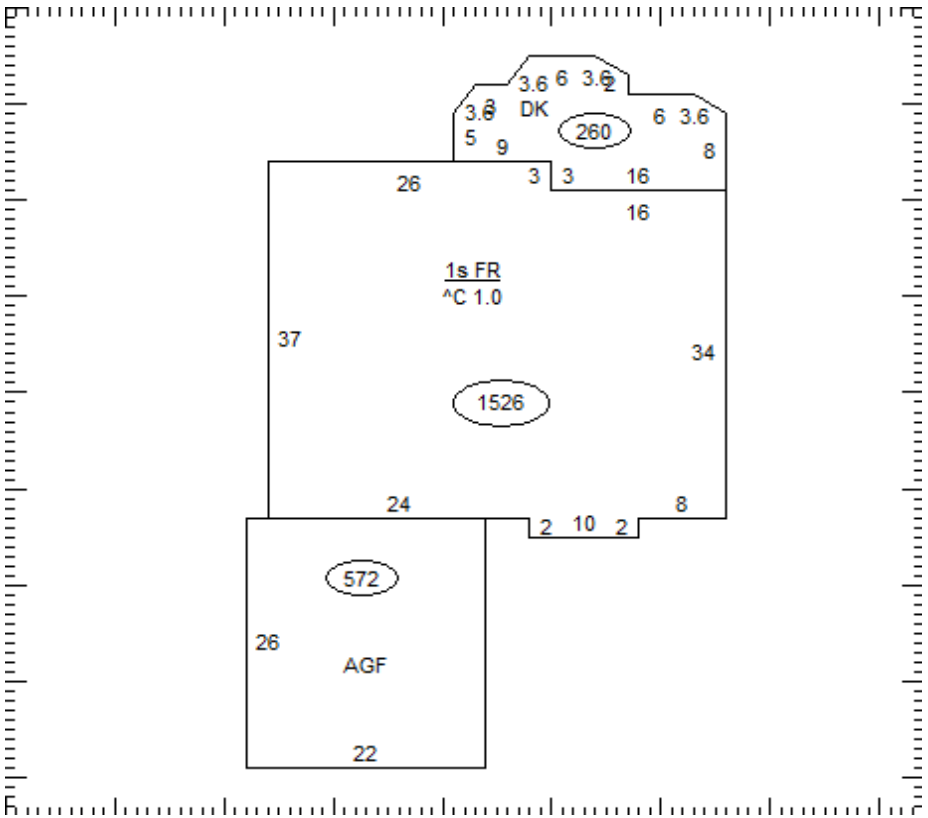
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1526	FR	116,800

SUBTOTAL			116,800
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,526	S.F.	2,290
PLUMBING #	3		3,300
GARAGES & CARPORTS			9,400
EXTRA FEATURES			1,800
SUBTOTAL			137,590
GRADE FACTOR			105 %
UNADJUSTED VALUE			144,470
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,526	C+		2001		A	144,470	15	122,800		114,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		114,200

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COMMENTS

REVIEW FLAG MSMT *WDDK BRICK TRIM 40 X 8
Dwelling has an Economic Factor of 93%