09-119300.2700

FRANKLIN TWP / CELINA SD

09-29-104-015

Property Class: 510

Neighborhood 095CL50-CL50

Map: 08a
Block:
Card: 37
Bk: Pg:

ALBERS SCOTT A & TATE MANDY M

ALBERS SCOTT A & TATE MANDY M
6572 BEAVER CREEK DR
CELINA, OH 45822

LEGAL INFORMATION

BROOKSIDE ESTATES

LOT#: 23

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALBERS SCOTT A & TATE	6572 BEAVER CREEK DR	CELINA	OH	45822	05/16/2017	224,000	WDC : 310	☐	■
2	SLAUTER LESTER E	6572 BEAVERCREEK DR	CELINA	OH	45822	03/11/1996	22,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 03/29/2005 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

6572 BEAVER CREEK DR, CELINA

COMMENT

DE11 CORR EMP
ON CHANNEL
DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F137 D132	ST500 DP94 ADJ470		64,400 0
			TOTAL	64,400 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	64,400	64,400	64,400					
	IMPR	147,900	167,200	167,200					
	TOTAL	212,300	231,600	231,600					
ASSESSED VALUE	LAND	22,540	22,540	22,540					
	IMPR	51,770	58,520	58,520					
	TOTAL	74,310	81,060	81,060					

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ 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					

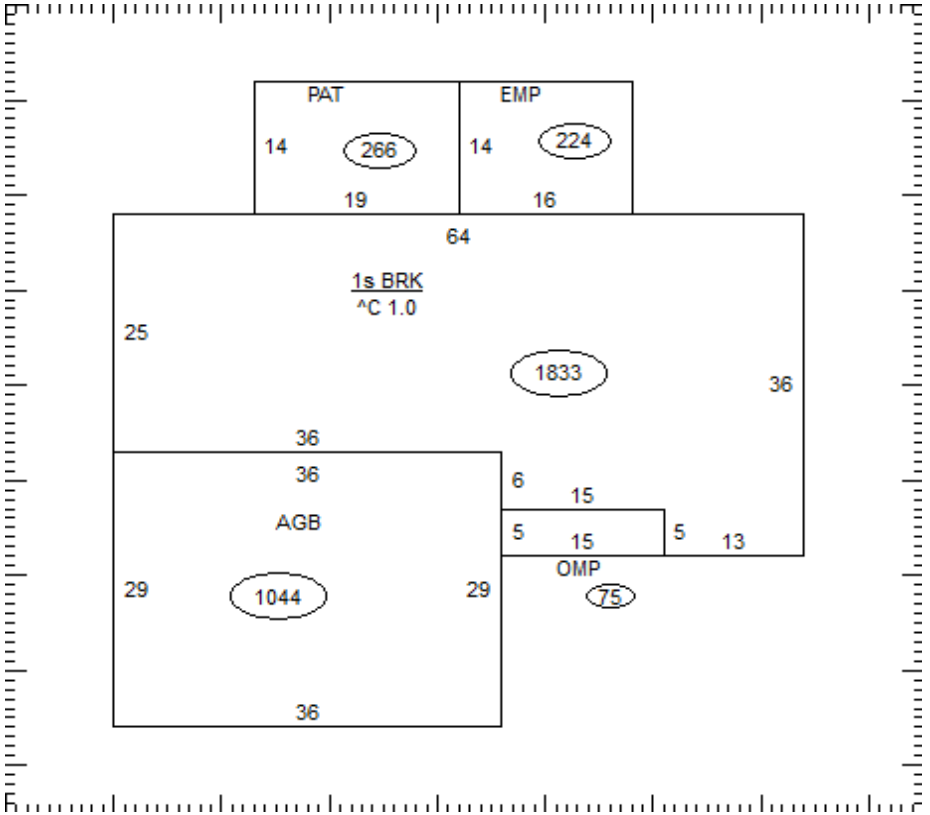
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1833	BRK	140,540

SUBTOTAL		140,540
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,833 S.F.	2,750
PLUMBING #	4	4,400
GARAGES & CARPORTS		19,500
EXTRA FEATURES		8,100
SUBTOTAL		0
GRADE FACTOR		105 %
UNADJUSTED VALUE		184,050
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,833	C+		1998		A	184,050	18	150,920		147,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 147,900

COMMENTS

Dwelling has an Economic Factor of 98%