09-127000.0000

CERVANTES ANA I

CERVANTES ANA I
4724 US RTE 127
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-30-301-002

LEGAL INFORMATION

MEADOWS ACRES SUBD

LOT#: 2

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000911-RS50	
M	07
B	
C	22

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CERVANTES ANA I	4724 US RTE 127	CELINA	OH	45822	07/19/2018	63,000	WDC : 523	☐	■
2	KREMER COREY A	4788 BENSMAN RD	MINSTER	OH	45865	12/30/2011	47,500	WDC : A : 710	☐	☐
3	MESCHER PAUL TRUSTEE	4724 ST RTE 127	CELINA	OH	45822	05/19/2011	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: JL DATE: 09/26/2011 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

4724 US RT 127 , CELINA

COMMENT

TY2018:Net Gen=$1,390.06, Other Assessment=$0.00
DE11 INFORMALS; ADJ DWLG GRADE AND COND
DE17 DESKTOP REVIEW//CORR DWELL MSMTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F163 D266	ST125 DP118 ADJ148		24,100 0
			TOTAL	24,100 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2014	2011	2011			
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC	RAPP			
APPRAISED VALUE	LAND	24,100	24,100	24,100	24,100	24,100			
	IMPR	63,900	52,600	52,900	52,900	67,300			
	TOTAL	88,000	76,700	77,000	77,000	91,400			
ASSESSED VALUE	LAND	8,440	8,440	8,440	8,440	8,440			
	IMPR	22,370	18,410	18,520	18,520	23,560			
	TOTAL	30,810	26,850	26,960	26,960	32,000			

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					

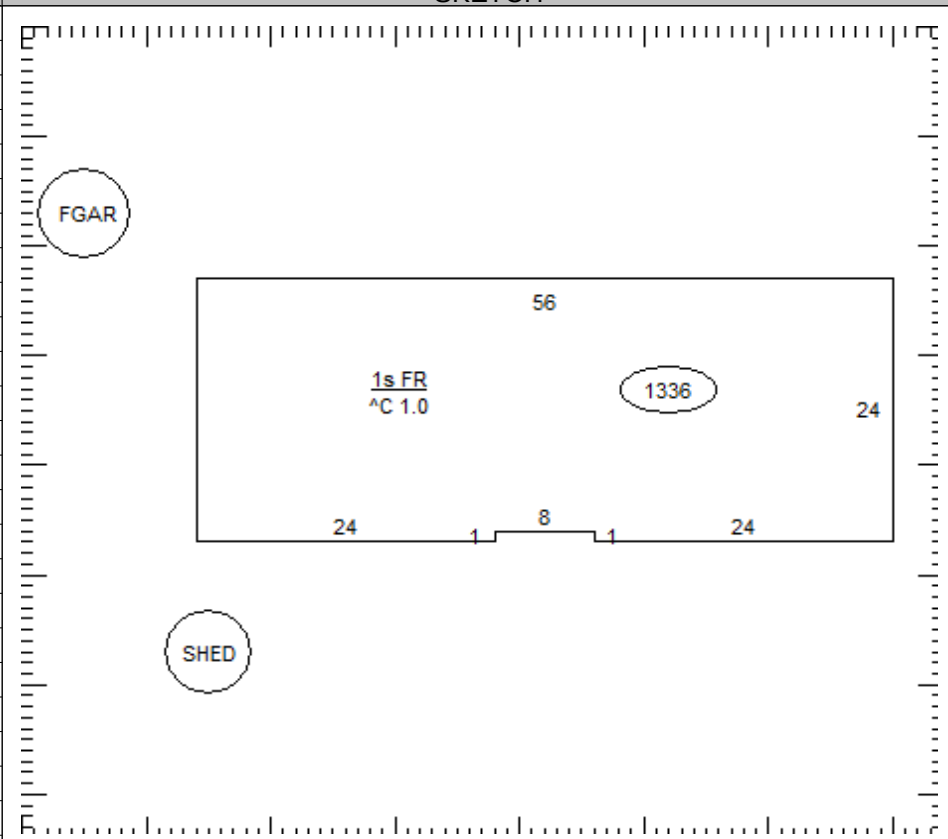
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1336	FR	108,390

SUBTOTAL			108,390
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,336	S.F.	2,000
PLUMBING #	2		2,200
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			112,590
GRADE FACTOR			85 %
UNADJUSTED VALUE			95,700
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,336	D+		1979		A	95,700	34	63,160		58,700
1 Gar - Frame	8	25x25	625	C	15.80	1987		A	9,880	47	5,240		5,200
2 Shed		10x10	100	C		1990		A		47			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		63,900

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COMMENTS

TRANSFER TO REAL ESTATE
Dwelling has an Economic Factor of 93%

09-127000.0000

FRANKLIN TWP / CELINA SD

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PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000911-RS50	
M	07
B	
C	22

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LEGAL INFORMATION
MEADOWS ACRES SUBD

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MESCHER PAUL	4724 US RT 127	CELINA	OH	45822	11/13/2000	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS	
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☐ 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
4724 US RT 127 , CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		24,100	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
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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					
BEDROOMS					
FIREPLACES					

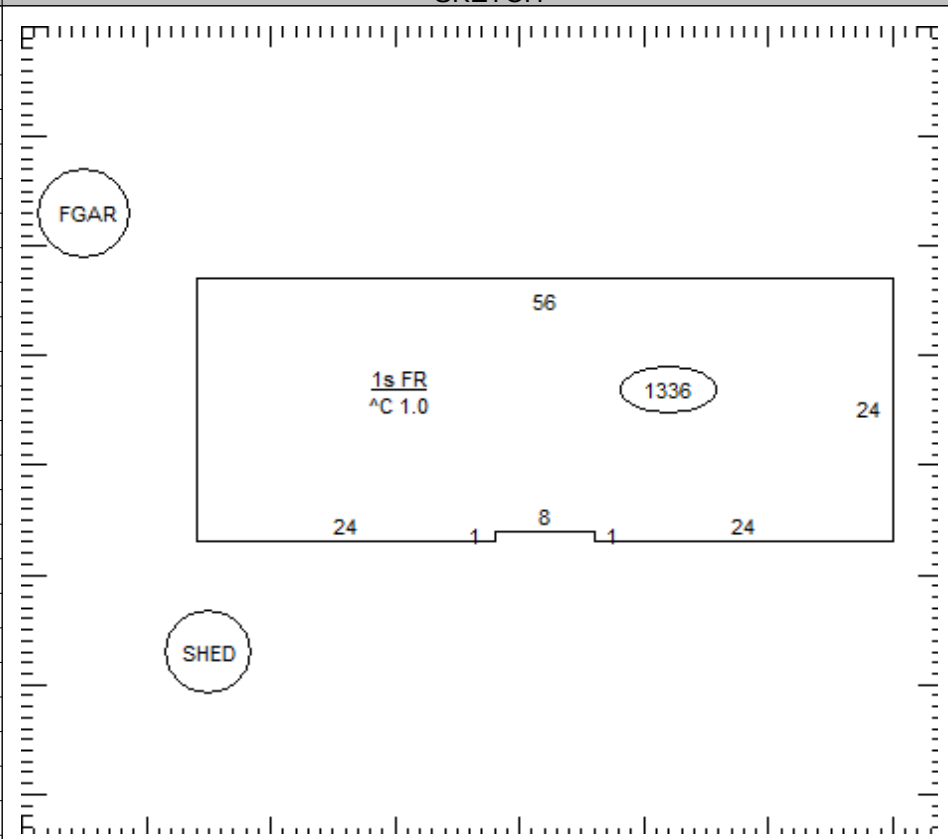
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS

TRANSFER TO REAL ESTATE