09-700675.M000

FRANKLIN TWP / CELINA SD

PROP. CLASS		
5	7	0

NEIGHBORHOOD	
M09-N/A	
M	
B	
C	

KUEHNER ALICIA K
KUEHNER ALICIA K
6620 BRUCE RD
CELINA, OH 45822
Created in 2008 From - . 0 due to New

LEGAL INFORMATION
MMHome Calc Type: Like Real
Serial/Title #: 1122095 /
Registration #: 54-1751
Make/Model: Redman Homes / 0

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUEHNER ALICIA K	6620 BRUCE RD	CELINA	OH	45822	06/01/2018	700	: 34	☐	■
2	VALENTINE JOANNE L	6562 BEAVER CREEK DR	CELINA	OH	45822	05/23/2018	0	: 31	☐	☐
3	SNELL KENNETH	8521 HOWARD DRIVE	CELINA	OH	45822	12/08/2008	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ 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
8521 HOWARD DR, CELINA

COMMENT
TY2018:Net Gen=$0.00, Other Assessment=$0.00
BEHMS LANDING
LOT C-65
54-1751

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		0	0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011	2011				
REASON FOR CHANGE		RAPP	RAPP	MMH	RAPP				
APPRAISED VALUE	LAND	0	0	0	0				
	IMPR	900	4,300	4,300	3,300				
	TOTAL	900	4,300	4,300	3,300				
ASSESSED VALUE	LAND	0	0	0	0				
	IMPR	320	1,510	1,510	1,160				
	TOTAL	320	1,510	1,510	1,160				

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	☐	☐	☐	☐	☐

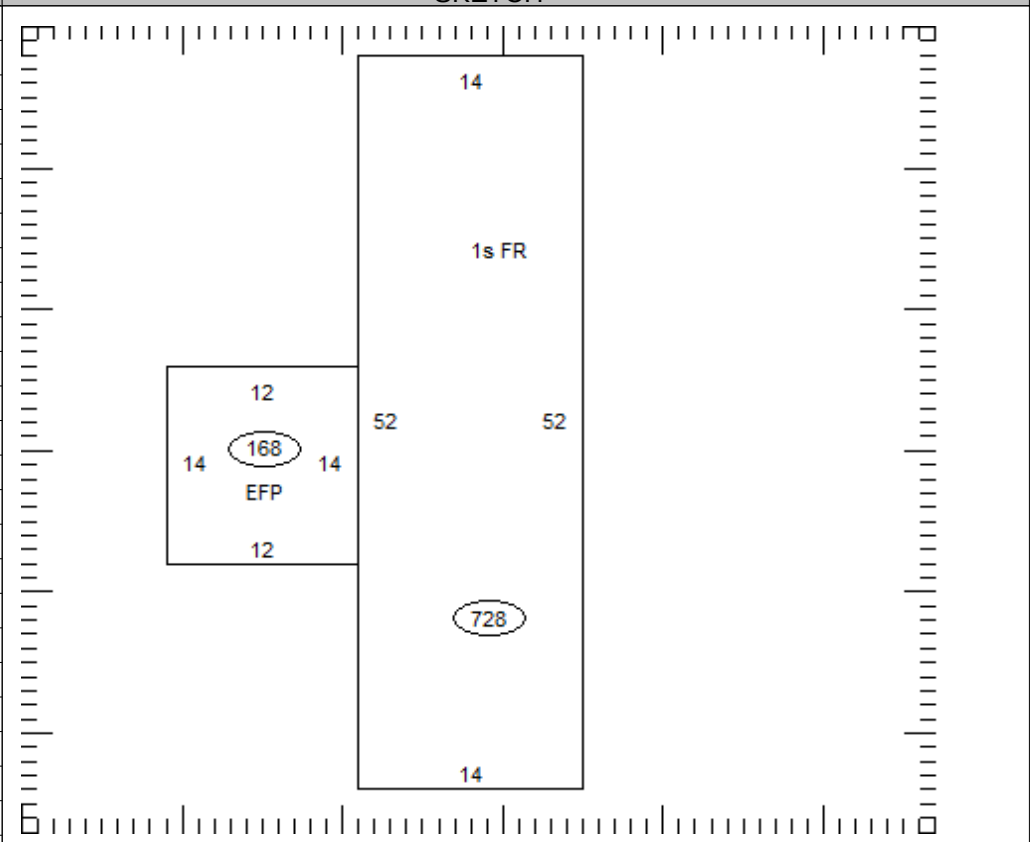
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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
1	728	FR	20,460
SUBTOTAL			20,460
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			4,500
SUBTOTAL			24,960
GRADE FACTOR			90 %
UNADJUSTED VALUE			22,460
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK52X14	728	D		1981		A	22,460	96	900		900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		900

09-700675.M000

COMMENTS

Dwelling has an Economic Factor of 100%