09-053600.0000

FRANKLIN TWP / CELINA SD

09-20-332-002

Property Class: 599

Neighborhood 095LA20-LA20

Map: 05B
Block:
Card: 96

Bk: Pg:

FAULKNER KEEGAN A & JILLIAN M

FAULKNER KEEGAN A & JILLIAN M
6630 SOUTH DR
CELINA, OH 45822

LEGAL INFORMATION

DORSTEN ADDITION
IN LOT 13
RTS: 003-06-20 LOT#: 00013

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FAULKNER KEEGAN A &	6630 SOUTH DR	CELINA	OH	45822	08/01/2018	142,300	3:WDC : 575	☐	■
2	BOLEY WYATT J & SHERRI K	630 SOUTH DR	CELINA	OH	45822	03/14/2006	128,000	WDC : A-M : 181	☐	☐
3	KLOSTERMAN STEVEN R	6630 SOUTH DR	CELINA	OH	45822	06/19/2002	109,900	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DATE: 04/07/2014 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 SOUTH DR,

COMMENT

TY2019:Net Gen=$321.26, Other Assessment=$0.00
DE14 RMV VAC, ADD ING POOL. ON 2010-2011 AERIALS. PRIOR TY 2012; ADDTN TY 2013
DE17 DESKTOP REVIEW//CHANGE CLASS; ADD PATIO
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D80	ST250 DP73 ADJ183		11,600 0
			TOTAL	11,600 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2017	2014	2014	2011	
REASON FOR CHANGE		RAPP	RAPP	MISC	MISC	RAPP	NC	RAPP	
APPRAISED VALUE	LAND	11,600	11,000	12,900	12,900	12,900	11,000	8,300	
	IMPR	10,600	10,100	12,400	11,700	11,700	10,000	0	
	TOTAL	22,200	21,100	25,300	24,600	24,600	21,000	8,300	
ASSESSED VALUE	LAND	4,060	3,850	4,520	4,520	4,520	3,850	2,910	
	IMPR	3,710	3,540	4,340	4,100	4,100	3,500	0	
	TOTAL	7,770	7,390	8,860	8,620	8,620	7,350	2,910	

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					
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
BUILDING TYPE	000%	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 Pool - Inground		13x45	585	C	26.75	2011		A	16,430	13	14,290	USE30	10,000
2 Patio		10x24	240	C	2.89	2011		A	730	13	640		600
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 10,600

COMMENTS