09-033000.3300

TAYLOR BRIAN E & KIMBERLY L
TAYLOR BRIAN E & KIMBERLY L
5346 STILLWATER LN
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-20-282-026

LEGAL INFORMATION
SOUTH POINTE SUBD
SECOND ADDITION
LOT#: 31

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL50-CL50	
M	05 E
B	
C	101

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TAYLOR BRIAN E & KIMBERLY	5346 STILLWATER LN	CELINA	OH	45822	04/27/2018	157,000	WDC : 265	☐	■
2	ROMER-JORDAN ROBERT L &	8550 GARNET DR	CENTERVILLE	OH	45458	06/09/2000	45,000	: A : 0	☐	■
3							0	0	☐	☐

X: ■ TTO LISTER: JK DATE: 02/18/2019 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
5346 STILLWATER LN,

COMMENT
TY2018:Net Gen=$2,124.12, Other Assessment=$0.00
DE19 TTO; ADD SHED, RMV PAT
DE17 DESKTOP REVIEW//ADD BW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F83 D101	ST500 DP81 ADJ405		33,600 0
			TOTAL	33,600 0

VALUATION SUMMARY

VALUE YEAR		2019	2017	2017	2014	2011			
REASON FOR CHANGE		REMB	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	33,600	33,600	33,600	33,600	33,600			
	IMPR	100,600	100,900	107,300	107,200	107,200			
	TOTAL	134,200	134,500	140,900	140,800	140,800			
ASSESSED VALUE	LAND	11,760	11,760	11,760	11,760	11,760			
	IMPR	35,210	35,320	37,560	37,520	37,520			
	TOTAL	46,970	47,080	49,320	49,280	49,280			

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		4			
BEDROOMS		3			
FIREPLACES					

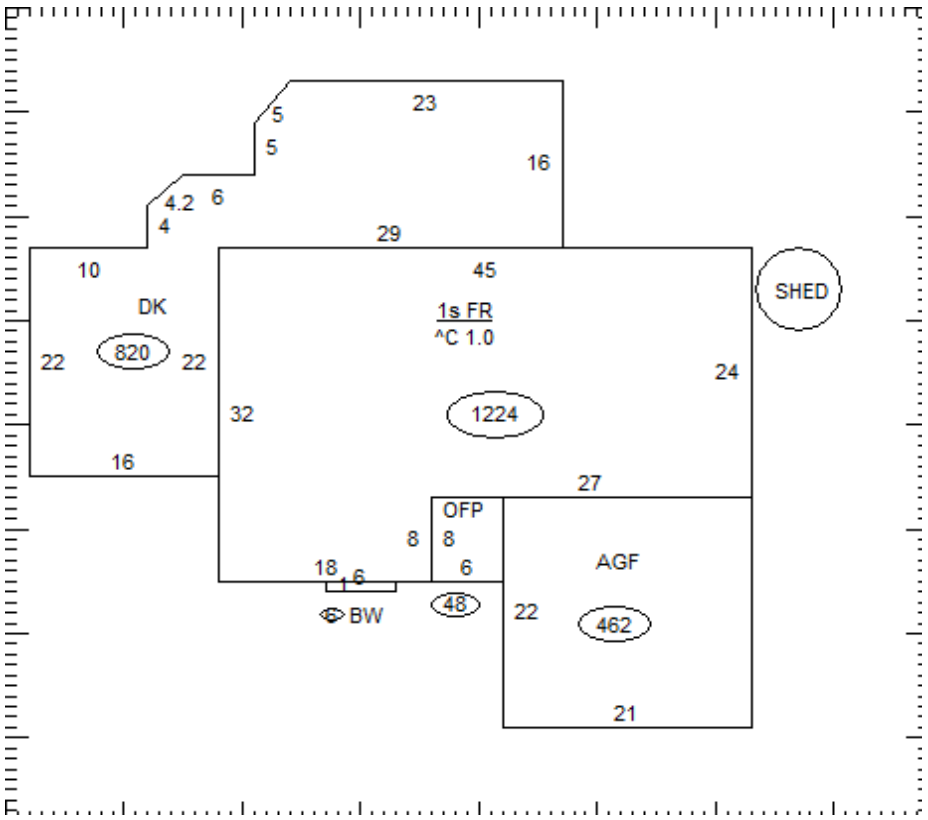
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1224	FR	102,840

SUBTOTAL			102,840
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,224	S.F.	1,840
PLUMBING #	2		2,200
GARAGES & CARPORTS			7,600
EXTRA FEATURES			6,300
SUBTOTAL			120,780
GRADE FACTOR			100 %
UNADJUSTED VALUE			120,780
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,224	C		2001		A	120,780	15	102,660		100,600
1 Shed		7x13	91	C		2018		A		2			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		100,600

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COMMENTS

Dwelling has an Economic Factor of 98%