



1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095CL40-CL80		
M	04A	
B		
C	70	

09-063400.0117

KAUFFMAN BRIAN J & KAREN M

KAUFFMAN BRIAN J & KAREN M
5306 PRAIRIE VIEW DR
CELINA, OH 45822

LEGAL INFORMATION
AQUA VIEW ESTATES

LOT#: 17

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUFFMAN BRIAN J & KAREN	5306 PRAIRIE VIEW DR	CELINA	OH	45822	12/22/2016	51,000	WDC : 916	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CSEH JERRY L & LORA M	411 VALLEYVIEW DR	ENGLEWOOD	OH	45322	08/29/2005	65,000	WDC : A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	PUTHOFF JANET R	244 TUXWORTH	CENTERVILLE	OH	45458	02/14/2001	146,200	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

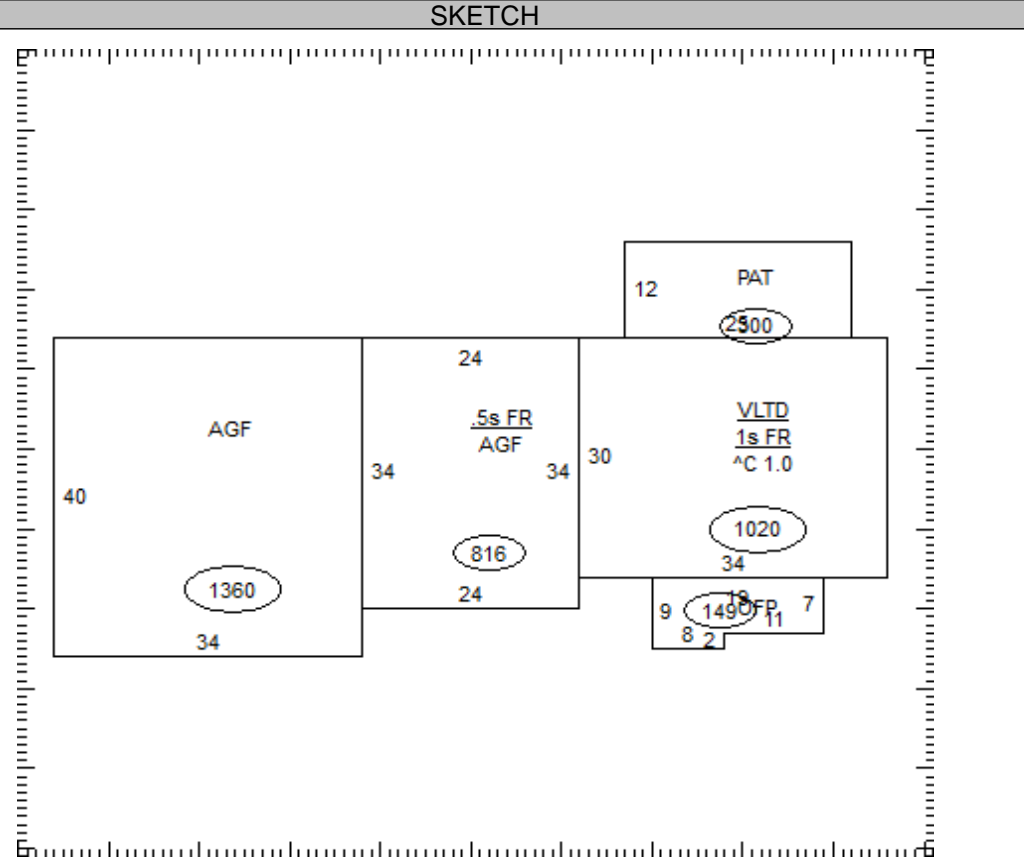
X: TTO LISTER: HK DATE: 04/02/2018 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5314 PRAIRIE VIEW DR,			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$3,650.86, Other			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$1,482.70			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE18 ADD DWLG			
						DE18 COR INT INFO PER CALLBACK			

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F97 D146	ST440	DP98	ADJ431		41,800 0
					TOTAL	41,800 0

VALUATION SUMMARY						
VALUE YEAR	2018	2018	2017	2014	2011	
REASON FOR CHANGE	MISC	NC	RAPP	RAPP	RAPP	
APPRAISED	LAND	41,800	41,800	31,400	40,200	35,600
VALUE	IMPR	189,400	194,500	0	0	0
	TOTAL	231,200	236,300	31,400	40,200	35,600
ASSESSED	LAND	14,630	14,630	10,990	14,070	12,460
	IMPR	66,290	68,080	0	0	0
	TOTAL	80,920	82,710	10,990	14,070	12,460

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1020	FR	93,410
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.5	408	FR	27,280
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
SUBTOTAL					120,690
FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		4	2		
BEDROOMS		1	2		
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					
SUBTOTAL					120,690
MULTI-FAMILY #		0			0
BSMT FINISH		0	S.F.		0
FIREPLACE #		0			0
HEATING		0	S.F.		0
AIR COND		1,428	S.F.		2,140
PLUMBING #		0			0
GARAGES & CARPORTS					35,800
EXTRA FEATURES					18,300
SUBTOTAL					176,930
GRADE FACTOR					105 %
UNADJUSTED VALUE					185,780
FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,428	C+		2017		G	185,780	1	183,920		189,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 189,400

COMMENTS

Dwelling has an Economic Factor of 103%