09-072700.0000

FRANKLIN TWP / CELINA SD

09-22-281-009

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095LA50-LA50	
M	03 A
B	
C	134

LYLE MACKENZIE J & WARNER LUCAS S
LYLE MACKENZIE J & WARNER LUCAS S
7989 ST RTE 219
CELINA, OH 45822

LEGAL INFORMATION
BAYVIEW ADDITION

LOT#: 26

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LYLE MACKENZIE J & WARNER	7989 ST RTE 219	CELINA	OH	45822	03/23/2018	120,000	WDC : 168	☐	■
2	KLOSTERMAN DANIEL E	7989 ST RT 219	CELINA	OH	45822	03/05/1998	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 05/19/2005 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
7989 ST RT 219 , CELINA

COMMENT
TY2018:Net Gen=$1,476.30, Other Assessment=$0.00
DE15 ADD AC PER DATA MAILER
DE17 DESKTOP REVIEW//CORR STP MSMTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F70 D150	ST370 DP100 ADJ370		25,900 0
			TOTAL	25,900 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2015	2014	2011			
REASON FOR CHANGE		RAPP	MISC	NC	RAPP	RAPP			
APPRAISED VALUE	LAND	25,900	26,900	26,900	26,900	25,900			
	IMPR	70,100	72,800	72,900	71,400	68,600			
	TOTAL	96,000	99,700	99,800	98,300	94,500			
ASSESSED VALUE	LAND	9,070	9,420	9,420	9,420	9,070			
	IMPR	24,540	25,480	25,520	24,990	24,010			
	TOTAL	33,610	34,900	34,940	34,410	33,080			

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		6			
BEDROOMS		3			
FIREPLACES					

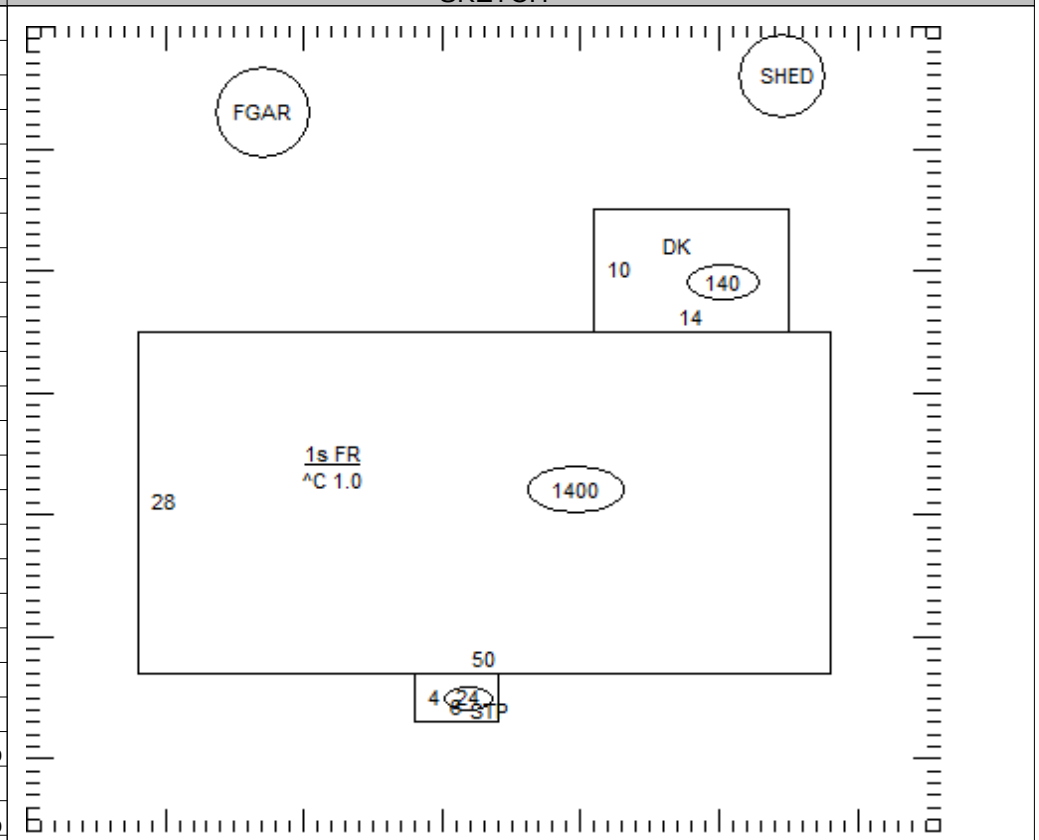
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1400	FR	110,120

SUBTOTAL			110,120
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,400	S.F.	2,100
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			1,200
SUBTOTAL			116,720
GRADE FACTOR			85 %
UNADJUSTED VALUE			99,210
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,400	D+		1993		A	99,210	26	73,420		65,300
1 Gar - Frame		22x22	484	C	15.80	1994		A	7,650	37	4,820		4,800
2 Shed		8x8	64	C		1995		A		37			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		70,100

09-072700.0000

COMMENTS

Dwelling has an Economic Factor of 89%