09-089500.0000

FRANKLIN TWP / CELINA SD

09-23-201-001

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095LF80-LF80	
M	02
B	
C	86

GRAPNER RANDALL E & CINDY J
GRAPNER RANDALL E & CINDY J
5449 CLUB ISLAND RD
CELINA, OH 45822

LEGAL INFORMATION
DORSTEN CLUB ISLAND ADD
& LOT 16 ALSO PT NE NW
LOT#: 15

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRAPNER RANDALL E &	5449 CLUB ISLAND RD	CELINA	OH	45822	07/25/2017	269,000	WDC : 478	☐	■
2	MEYER DENNIS B & BARBARA	2173 GREEN TIMBER TRL	MINSTER	OH	45865	08/18/2016	168,000	WDC : 560	☐	☐
3	BARBDEN, LTD	2173 GREEN TIMBER TRL	MINSTER	OH	45865	04/13/2004	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: JK DATE: 03/08/2019 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
5449 CINCY RD,

COMMENT
TY2018:Net Gen=$3,771.36, Other Assessment=$0.00
NC20 CHK FOR BALC
DE19 NOH; RMDL, AD OFP & PAT, NEW SIDING
DE11 COR SKETCH
DE17 DESKTOP REVIEW//RMV PATIO
(Mod SM:)200

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F80 D194	ST1600 DP112 ADJ1792		143,400 0
			TOTAL	143,400 0

VALUATION SUMMARY

VALUE YEAR		2019	2017	2017	2014	2011			
REASON FOR CHANGE		NC	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	143,400	143,400	143,400	143,400	143,400			
	IMPR	105,900	101,900	113,400	113,800	113,800			
	TOTAL	249,300	245,300	256,800	257,200	257,200			
ASSESSED VALUE	LAND	50,190	50,190	50,190	50,190	50,190			
	IMPR	37,070	35,670	39,690	39,830	39,830			
	TOTAL	87,260	85,860	89,880	90,020	90,020			

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	4		
BEDROOMS		2	3		
FIREPLACES		1			

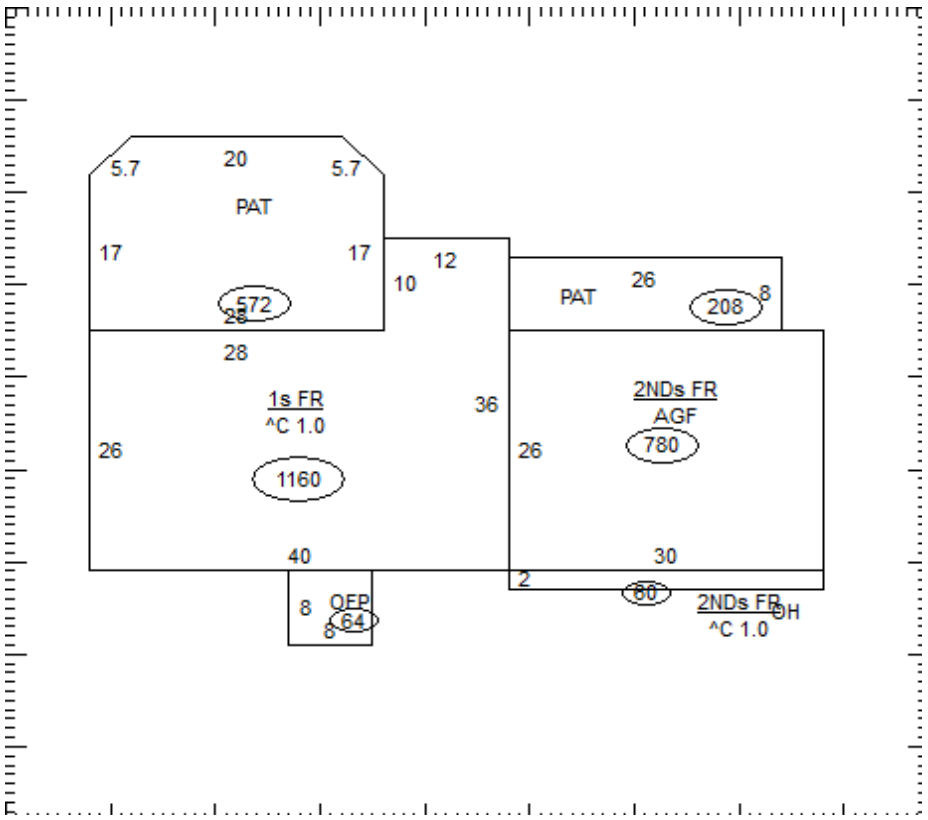
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1160	FR	101,430
2ND	840	FR	35,250

SUBTOTAL			136,680
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	2,000	S.F.	3,000
PLUMBING #	3		3,300
GARAGES & CARPORTS			12,900
EXTRA FEATURES			3,000
SUBTOTAL			162,880
GRADE FACTOR			105 %
UNADJUSTED VALUE			171,020
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,000	C+		1972		G	171,020	28	123,130		105,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		105,900

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COMMENTS

Dwelling has an Economic Factor of 86%

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095LF80-LF80	
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& LOT 16 ALSO PT NE NW
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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MEYER DENNIS B TRUSTEE	2173 GREEN TIMBER TRL	MINSTER	OH	45865	01/08/2004	0	QCE : X : 0	☐	☐
2	MEYER DENNIS & BARBARA A	2173 GREEN TIMBER TRL	MINSTER	OH	45865	12/24/2003	0	QCE : X : 0	☐	☐
3	MEYER DENNIS B & BARBARA	2173 GREEN TIMBER TRL	MINSTER	OH	45865	04/04/1994	168,200	: A-M : 0	☐	☐

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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
5449 CINCY RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	143,400 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
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☐ 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					

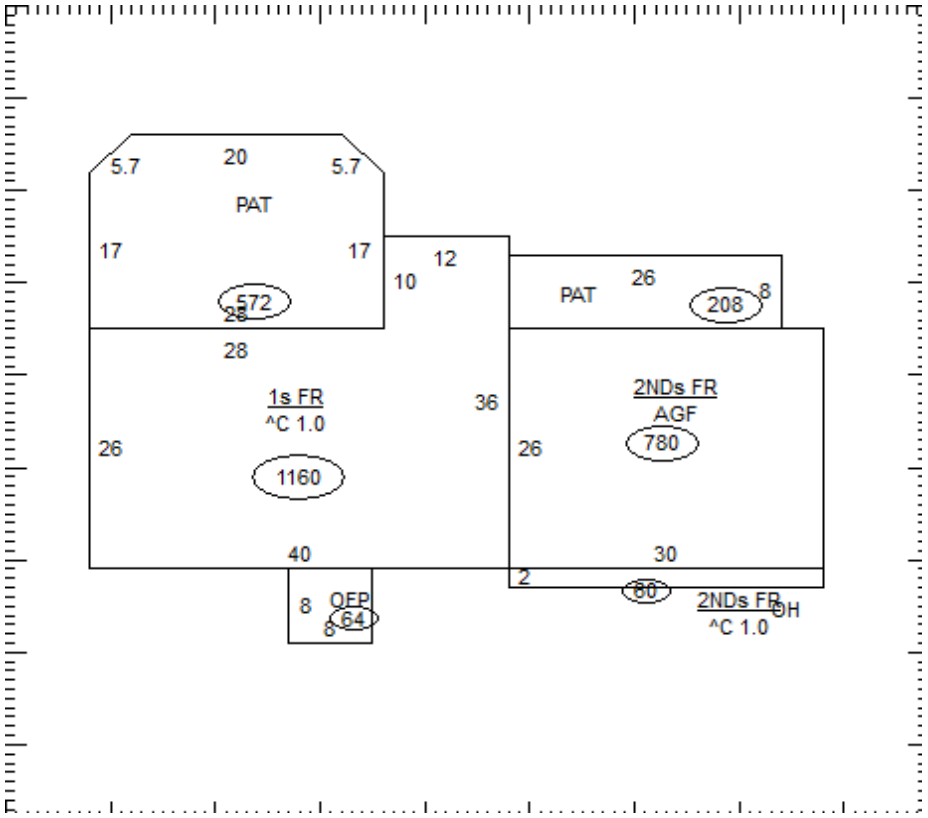
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
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			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													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS