06-058700.1603

CENTER TWP / CELINA SD

06-27-300-009

Property Class: 510

Neighborhood 009065-R150

Map:
Block:
Card:

Bk: Pg:

LARUE KAHL D
LARUE KAHL D
7769 OLDTOWN RD
CELINA, OH 45822
Created in 2006 From 06-058700.1600 due to Split

LEGAL INFORMATION
PT SW SE

RTS: 003-05-27
Acres:2.7800

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LARUE KAHL D	7769 OLDTOWN RD	CELINA	OH	45822	10/03/2018	68,000	WDC : 768	☐	■
2	BRAUN AARON S & KRISTY M	2101 EAGLEBROOKE PKWY	CELINA	OH	45822	03/03/2017	16,000	2:WDC : 141	☐	☐
3	BRAUN AARON S & ☐ KRISTY M	2101 EAGLEBROOKE PKWY	CELINA	OH	45822	03/03/2017	16,000	2:WDC : 140	☐	☐

X: ☐ TTO LISTER: HK DATE: 02/27/2020 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
7769 OLDTOWN RD,

COMMENT
DE18 NO NEW DWLG
DE18 ADD LOTS TOGETHER/060587001600, 060587001603
DE20 ADD SHOUSE; COR LIV QTRS PER OWNER
NC21 CHK FOR DWLG COMPL
TriDwell=110 TriOB=110 TriLand=110

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		18,200 0
SM:Small Acreage	AC:1.78	6800		13,300 0
Total Acres: 2.7800			TOTAL	31,500 0

VALUATION SUMMARY

VALUE YEAR		2021	2020	2020	2018	2017	2014	2011	
REASON FOR CHANGE		MISC	RAPP	NC	MISC	RAPP	RAPP	RAPP	
APPRAISED VALUE	LAND	31,500	28,600	28,600	18,300	9,500	10,100	9,500	
	IMPR	121,100	153,500	153,500	0	0	0	0	
	TOTAL	152,600	182,100	182,100	18,300	9,500	10,100	9,500	
ASSESSED VALUE	LAND	11,030	10,010	10,010	6,410	3,330	3,540	3,330	
	IMPR	42,390	53,730	53,730	0	0	0	0	
	TOTAL	53,420	63,740	63,740	6,410	3,330	3,540	3,330	

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	■ METAL
☐ MOD/MAN	☐ BRICK
■ SHOUSE	☐ 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		2			
BEDROOMS		2			
FIREPLACES					

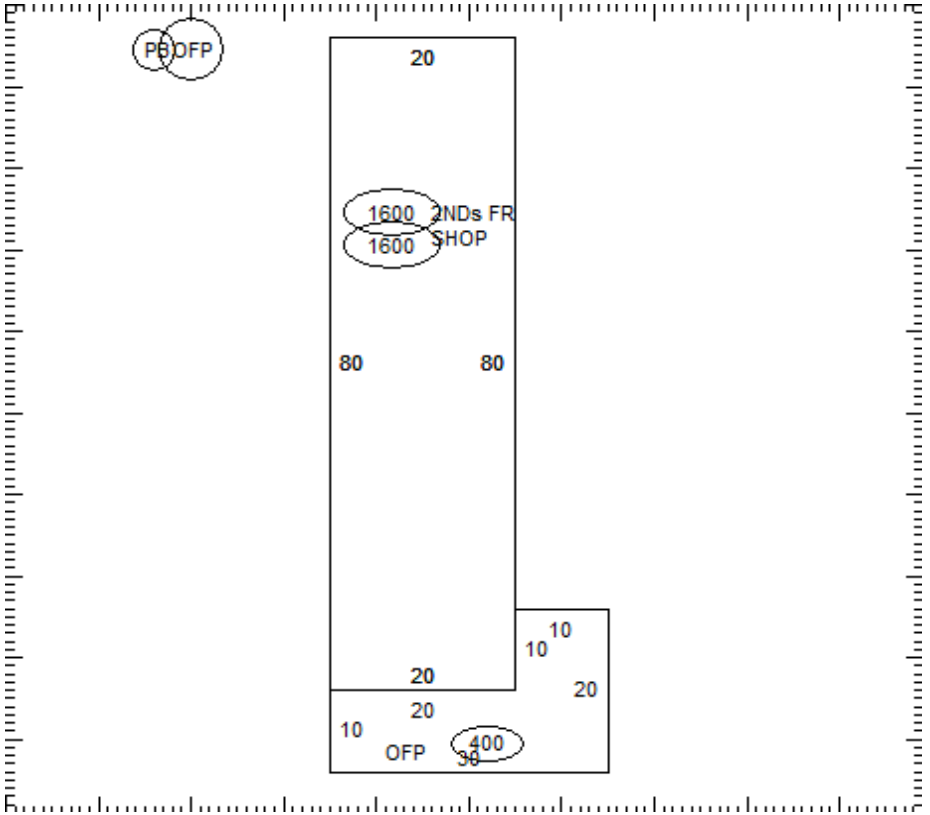
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
2ND	1600	FR	57,380

SUBTOTAL			57,380
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,600	S.F.	2,400
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			5,800
SUBTOTAL			68,880
GRADE FACTOR			107 %
UNADJUSTED VALUE			81,070
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,600	C		2019		G	81,070	1	80,260	INC50	36,100
1 Pole Bldg		78x80	6,240	C	9.90	2019		A	67,950	2	66,590		66,600
2 OFP		10x40	400	C	15.60	2019		A	6,860	2	6,720		6,700
3 Shop - Stud		80x20	1,600	C	13.38	2019		G	23,550	1	23,310	INC50	11,700
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 121,100

COMMENTS

>>OB Features: 1.1 <Add Concrete Floor>
Dwelling has an Economic Factor of 90%

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2	EYINK DIANA J ETAL	427 E MARKET ST	CELINA	OH	45822	10/31/2006	0	QCE : X : 0	☐	☐
3							0	0	☐	☐

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PROPERTY LOCATION
7769 OLDTOWN RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.7800					TOTAL		31,500	0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR
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☐ METAL	☐ GABLE
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☐ 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					

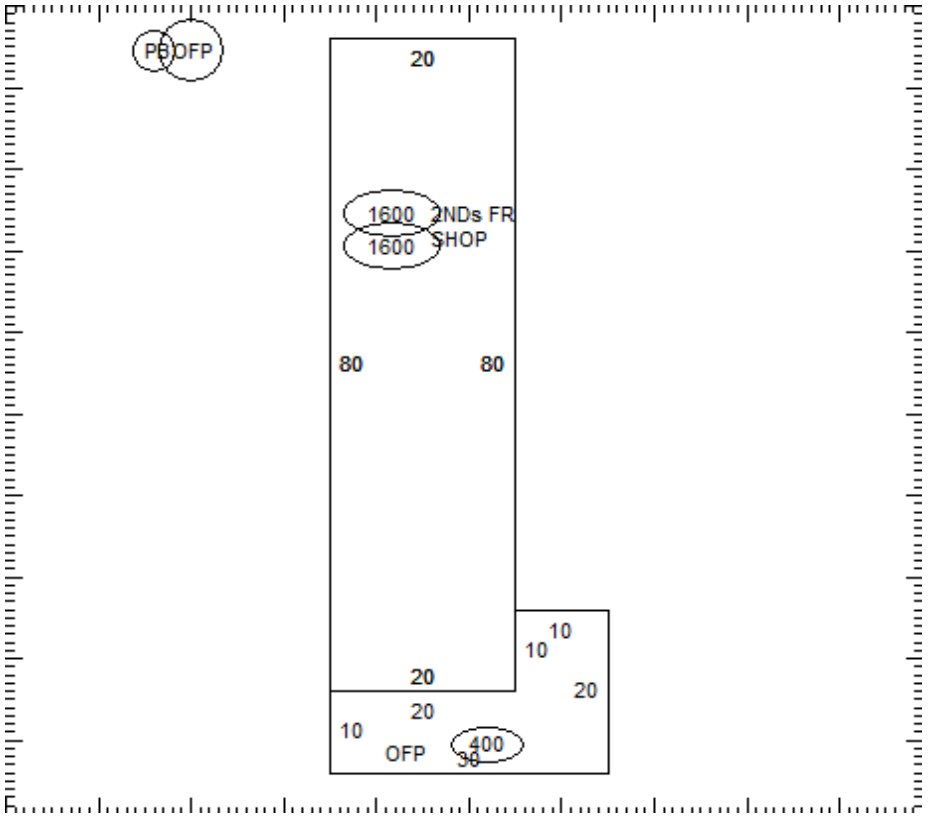
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-058700.1603

TOTAL 0

COMMENTS