09-003700.0101

FRANKLIN TWP / CELINA SD

09-17-476-005

Property Class: 510

Neighborhood 095LF80-LF80

Map: 05F
Block:
Card: 123
Bk: Pg:

CARLSON JAMES D & CHARLEEN A
CARLSON JAMES D & CHARLEEN A
5294 SPRINGFIELD JAMESTOWN RD
SPRINGFIELD, OH 45502

LEGAL INFORMATION
TIMBERWOOD ESTATES

LOT#: 1

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CARLSON JAMES D &	5294 SPRINGFIELD JAMESTOWN	SPRINGFIELD	OH	45502	05/28/2019	349,900	WDC : 350	☐	■
2	MURRAY BONNIE	6991 LAKETREE CT	CELINA	OH	45822	09/20/2005	445,000	WDC : A : 0	☐	☐
3	KLENKE ROBERT R II &	6991 LAKETREE CT	CELINA	OH	45822	11/18/2002	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 04/27/2005 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

6991 LAKETREE CT, CELINA

COMMENT

TY2019:Net Gen=$4,977.08, Other Assessment=$0.00
TriDwell=108 TriOB=108 TriLand=108
(Mod SM:)200

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F115 D112	ST1600 DP86 ADJ1376		170,900 0
			TOTAL	170,900 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	170,900	158,200	158,200	158,200				
	IMPR	178,000	168,900	248,000	248,000				
	TOTAL	348,900	327,100	406,200	406,200				
ASSESSED VALUE	LAND	59,820	55,370	55,370	55,370				
	IMPR	62,300	59,120	86,800	86,800				
	TOTAL	122,120	114,490	142,170	142,170				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	■ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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		5			
BEDROOMS		3			
FIREPLACES		2			

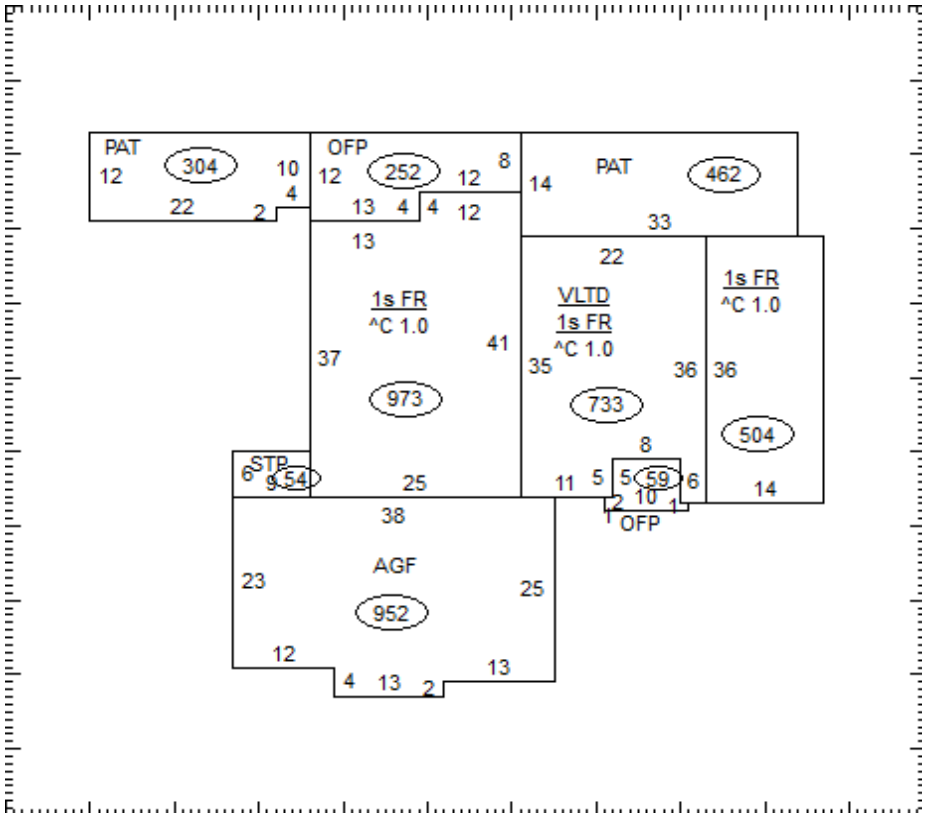
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2210	FR	148,760

SUBTOTAL			148,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	2		8,000
HEATING	0	S.F.	0
AIR COND	2,210	S.F.	3,320
PLUMBING #	3		3,300
GARAGES & CARPORTS			15,700
EXTRA FEATURES			18,100
SUBTOTAL			0
GRADE FACTOR			120 %
UNADJUSTED VALUE			255,550
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,210	B		1997		A	255,550	19	207,000		178,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		178,000

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COMMENTS

Dwelling has an Economic Factor of 86%