



09-053200.0000

**FAULKNER KEEGAN A & JILLIAN M**  
 FAULKNER KEEGAN A & JILLIAN M  
 6630 SOUTH DR  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 DORSTEN ADDITION  
 IN LOT 9  
 RTS: 003-06-20 LOT#: 00009

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FAULKNER KEEGAN A &	6630 SOUTH DR	CELINA	OH	45822	08/01/2018	142,300	3:WDC : 575	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOLEY WYATT J & SHERRI K	302 LONGBRANCH DR	DUBLIN	OH	43017	03/14/2006	128,000	WDC : A-M : 181	<input type="checkbox"/>	<input type="checkbox"/>
3	KLOSTERMAN STEVEN R	6630 SOUTH DR	CELINA	OH	45822	06/19/2002	109,900	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 05/05/2005 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	6630 SOUTH DR, CELINA <b>COMMENT</b> TY2019:Net Gen=\$1,775.82, Other Assessment=\$0.00 DE11 ADD ROOF EXT DE17 DESKTOP REVIEW//CORR GARG FROM FR TO BRK TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS					
LAND TYPE	SIZE	M	RATE	C	
F:Front	F105 D80	ST250	DP73	ADJ183	
					INF
					M VALUE
					C
					20,200
					0
TOTAL					20,200
					0

**VALUATION SUMMARY**

VALUE YEAR	2020	2017	2017	2017	2014	2011		
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC	RAPP	RAPP		
APPRAISED	20,200	19,200	22,500	22,500	22,500	19,200		
VALUE	<u>LAND</u>							
	<u>IMPR</u>							
	<u>TOTAL</u>							
	101,800	97,500	96,000	103,800	94,900	81,100		
	122,000	116,700	118,500	126,300	117,400	100,300		
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
	7,070	6,720	7,880	7,880	7,880	6,720		
	35,630	34,130	33,600	36,330	33,220	28,390		
	42,700	40,850	41,480	44,210	41,100	35,110		

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

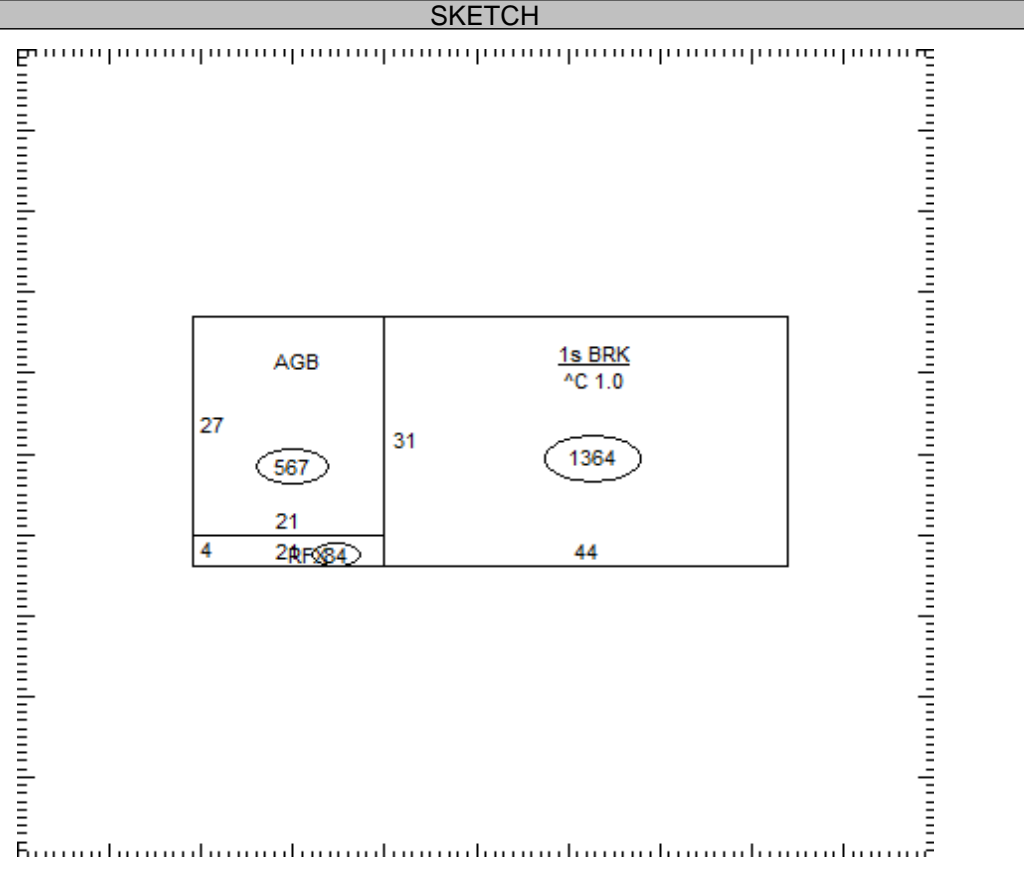
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS  5      
 BEDROOMS  2      
 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       
 X HALF BATH  1      
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1364	BRK	118,410
<b>SUBTOTAL</b>			118,410
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,364 S.F.		2,050
PLUMBING #	2		2,200
GARAGES & CARPORTS			10,600
EXTRA FEATURES			700
<b>SUBTOTAL</b>			0
GRADE FACTOR			107 %
<b>UNADJUSTED VALUE</b>			155,000
<b>FACTOR</b>			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,364	C		1972		A	155,000	35	100,750		101,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-053200.0000 TOTAL 101,800

**COMMENTS**  
 Dwelling has an Economic Factor of 101%