

BUTLER TWP / CELINA SD

08-13-400-013

Property Class: 510

Neighborhood
000205-RS50

Map: 01

Block:

Card: 36

Bk: Pg:

02-001600.0000

LEGAL INFORMATION

S FR SEC

**QUALIFIED CREDITS:
HOMESTEAD**

RTS: 002-06-13
Acres:3.4600

RISCH THOMAS J & BARBARA J
RISCH THOMAS J & BARBARA J
5540 JOHNSTON RD
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RISCH THOMAS J & BARBARA	5540 JOHNSTON RD	CELINA	OH	45822	10/30/2018	202,000	WDC : 852	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	YOUNGKER LESTER V &	5540 JOHNSTON RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 03/11/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	5540 JOHNSTON RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$3,301.26, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP RVW CHG: UPDATE SKETCH DE22 PER DATA MAILER CORR PLUMB & CA

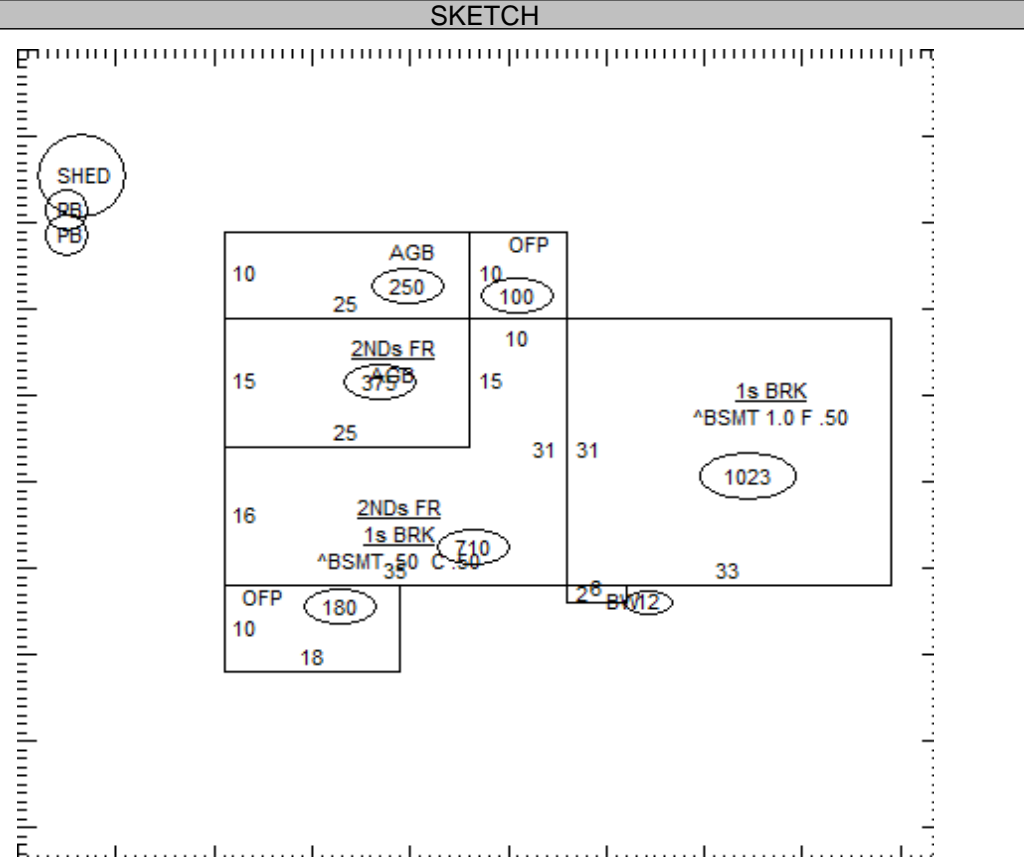
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	24560				24,600	0	
SM:Small Acreage	AC:2.46	8100				19,900	0	
Total Acres: 3.4600					TOTAL	44,500	0	

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	<u>LAND</u> 44,500	34,300	34,300	32,700	31,200			
	<u>IMPR</u> 270,900	194,600	188,700	176,800	164,300			
	<u>TOTAL</u> 315,400	228,900	223,000	209,500	195,500			
ASSESSED VALUE	<u>LAND</u> 15,580	12,010	12,010	11,450	10,920			
	<u>IMPR</u> 94,820	68,110	66,050	61,880	57,510			
	<u>TOTAL</u> 110,400	80,120	78,060	73,330	68,430			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1733	BRK	233,140
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	1085	FR	65,480
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input checked="" type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
FLOORS	B 1 2 3 U	BSMT	1378		19,710
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			318,330
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	512 S.F.		7,320
INT. FINISH	B 1 2 3 U	FIREPLACE #	1		4,400
PLASTER/DW	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	3,330 S.F.		5,490
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	5		6,050
ACCOMMODATIONS		GARAGES & CARPORTS			17,500
# OF ROOMS	3 3	EXTRA FEATURES			4,700
BEDROOMS	3	SUBTOTAL			363,790
FIREPLACES	1	GRADE FACTOR			105 %
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			381,980
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
HEAT PUMP	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
CTRL A/C	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH	1				
X HALF BATH	1				
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,818	C+		1977		A	381,980	35	248,290		260,700
1 Pole Bldg	10	27x55	1,485	C	12.51	1991		A	18,580	57	7,990		8,000
2 Pole Bldg	10	24x32	768	C	14.32	1977		A	11,000	80	2,200		2,200
3 Shed		10x15	150	C		2020		A		3			0
4													
5													
6													
7													
8													
9													
10													
11													

02-001600.0000

TOTAL 270,900

COMMENTS

Dwelling has an Economic Factor of 105% (Rollback Basis=\$285,300)