

02-007600.0000

MCCONNELL WILLIAM T & WEIS KYLIEN

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5450 ST ANTHONY RD

CELINA, OH 45822

Created in 2003 From 02-007600.0000 due to New

LEGAL INFORMATION

GOETTEMOELLER SUBDIVISION

LOT#: 5

RTS: 002-06-23

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------------|--------------------|--------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | MCCONNELL WILLIAM T & | 5450 ST ANTHONY RD | CELINA | OH | 45822 | 11/10/2021 | 160,000 | WDC : 948 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | STACHLER JASON P & LISA A | 5450 ST ANTHONY RD | CELINA | OH | 45822 | 11/04/1997 | 82,000 | : A : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | | | | |
|----|------------------------------|-------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|--|--|--|
| X: | <input type="checkbox"/> TTO | LISTER: BTC | DATE: 06/25/2007 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input type="checkbox"/> 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"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 5450 ST ANTHONY RD, CELINA | | | | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT TY2022:Net Gen=\$1,873.24, Other Assessment=\$2.64 DE17 DESKTOP RVW CHG: cor gar & ofp msmnts, add shed DE23 PER PHOTO; ADD AC; DESKTOP RVW | | | | | |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | | | | | | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | | | | | | |
| <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 | | | | | | |

| LAND COMPUTATIONS | | | | | | | | |
|------------------------------|---------|---|-------|---|-------|---|--------|---|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
| HS:Home Site <1 @ 26580*0.87 | AC:0.63 | | 23120 | | | | 23,100 | 0 |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total Acres: .6300 | | | | | TOTAL | | 23,100 | 0 |

| VALUATION SUMMARY | | | | | | | |
|-------------------|--------------|---------|---------|---------|--------|--------|--|
| VALUE YEAR | | 2023 | 2023 | 2020 | 2017 | 2017 | |
| REASON FOR CHANGE | | RAPP | NC | RAPP | RAPP | MISC | |
| APPRAISED | <u>LAND</u> | 23,100 | 17,100 | 17,100 | 14,400 | 13,100 | |
| VALUE | <u>IMPR</u> | 127,000 | 97,600 | 96,400 | 82,100 | 83,600 | |
| | <u>TOTAL</u> | 150,100 | 114,700 | 113,500 | 96,500 | 96,700 | |
| ASSESSED | <u>LAND</u> | 8,090 | 5,990 | 5,990 | 5,040 | 4,590 | |
| VALUE | <u>IMPR</u> | 44,450 | 34,160 | 33,740 | 28,740 | 29,260 | |
| | <u>TOTAL</u> | 52,540 | 40,150 | 39,730 | 33,780 | 33,850 | |

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

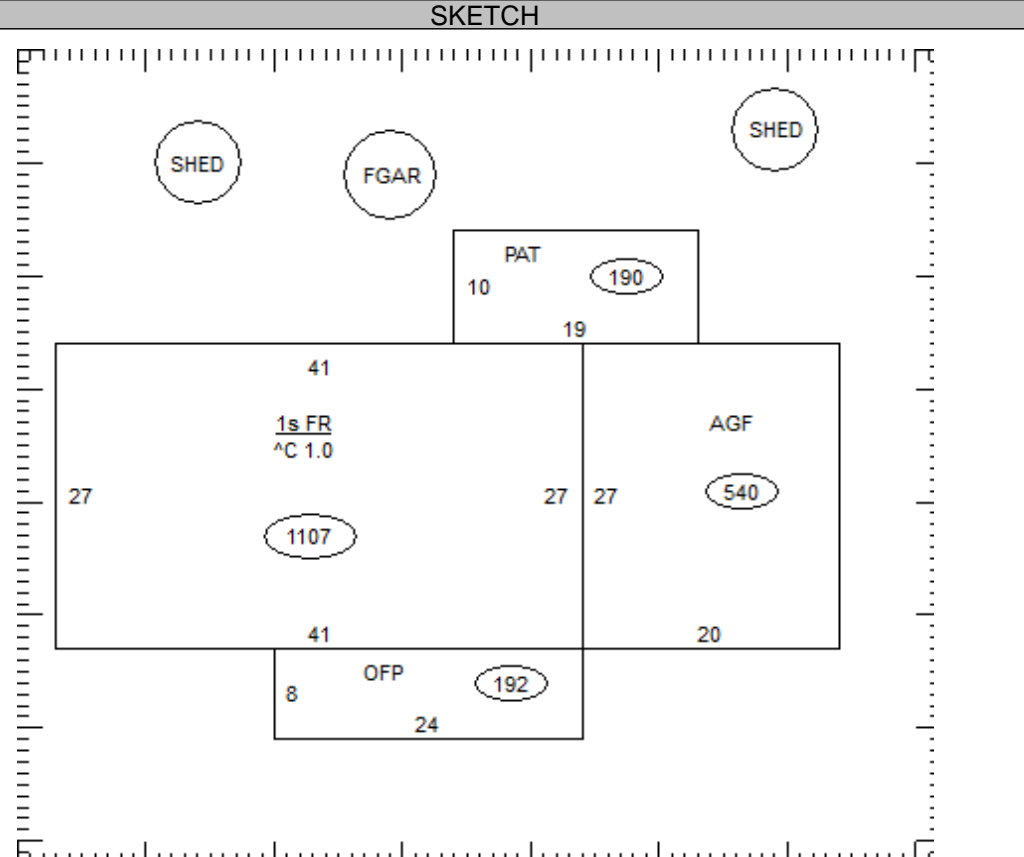
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 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 |
|-------------------------|------------|-------|---------|
| 1 | 1107 | FR | 169,730 |
| SUBTOTAL | | | 169,730 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,107 S.F. | | 1,830 |
| PLUMBING # | 0 | | 0 |
| GARAGES & CARPORTS | | | 13,300 |
| EXTRA FEATURES | | | 3,900 |
| SUBTOTAL | | | 188,760 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 188,760 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,107 | C | | 1969 | | A | 188,760 | 40 | 113,260 | | 113,300 |
| 1 Shed | | 14x24 | 336 | C | 7.70 | 2000 | | A | 2,590 | 37 | 1,630 | | 1,600 |
| 2 Gar - Frame | | 30x24 | 720 | C | 23.70 | 2006 | | A | 17,060 | 29 | 12,110 | | 12,100 |
| 3 Shed | | 9x12 | 108 | C | | 2000 | | F | | 38 | | | 0 |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 127,000

COMMENTS

NEW VINYL & ROOF
 Dwelling has an Economic Factor of 100%