

Property Class: 510

Neighborhood  
009065-R150

Map: 01

Block:

Card: 09

Bk: Pg:

CENTER TWP / CELINA SD

06-01-300-003

06-001400.0000

**SNYDER RYAN & LISA**  
SNYDER RYAN & LISA  
9315 ST RTE 197  
CELINA, OH 45822

### LEGAL INFORMATION

SE SW

RTS: 003-05-01  
Acres:5.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SNYDER RYAN & LISA	9315 ST RTE 197	CELINA	OH	45822	02/15/2017	188,000	WDC : 105	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ADAMS EDWARD M TRUSTEE	9315 ST RTE 197	CELINA	OH	45822	02/15/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	ADAMS EDWARD M &	9315 ST RT 197	CELINA	OH	45822	06/06/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO     LISTER:     DATE: 07/05/2011     TIME: 12:00:00 AM      LETTER      LETTER REC'D     GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS			PROPERTY LOCATION	
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<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	9315 ST RT 197, CELINA <b>COMMENT</b> TY2022:Net Gen=\$2,958.48, Other Assessment=\$17.90 DE11 TTO ONLY 1/2 BASEMENT DE17 DESKTOP RVW CHG: UPDATE EX FEATURES DE18 REMOVE OWN OCC didn't return app DE22 RMV POLEBLDN; DESKTOP RVW					
<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						
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" 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 checked="" 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 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		AC:1		18150				18,200	0
SM:Small Acreage		AC:4		7900				31,600	0
Total Acres: 5.0000						TOTAL		49,800	0

VALUATION SUMMARY						
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VALUE YEAR	2023	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	<u>LAND</u> 49,800	46,400	46,400	42,100	43,000			
	<u>IMPR</u> 206,900	136,200	136,500	120,200	121,400			
	<u>TOTAL</u> 256,700	182,600	182,900	162,300	164,400			
ASSESSED VALUE	<u>LAND</u> 17,430	16,240	16,240	14,740	15,050			
	<u>IMPR</u> 72,420	47,670	47,780	42,070	42,490			
	<u>TOTAL</u> 89,850	63,910	64,020	56,810	57,540			

**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**  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

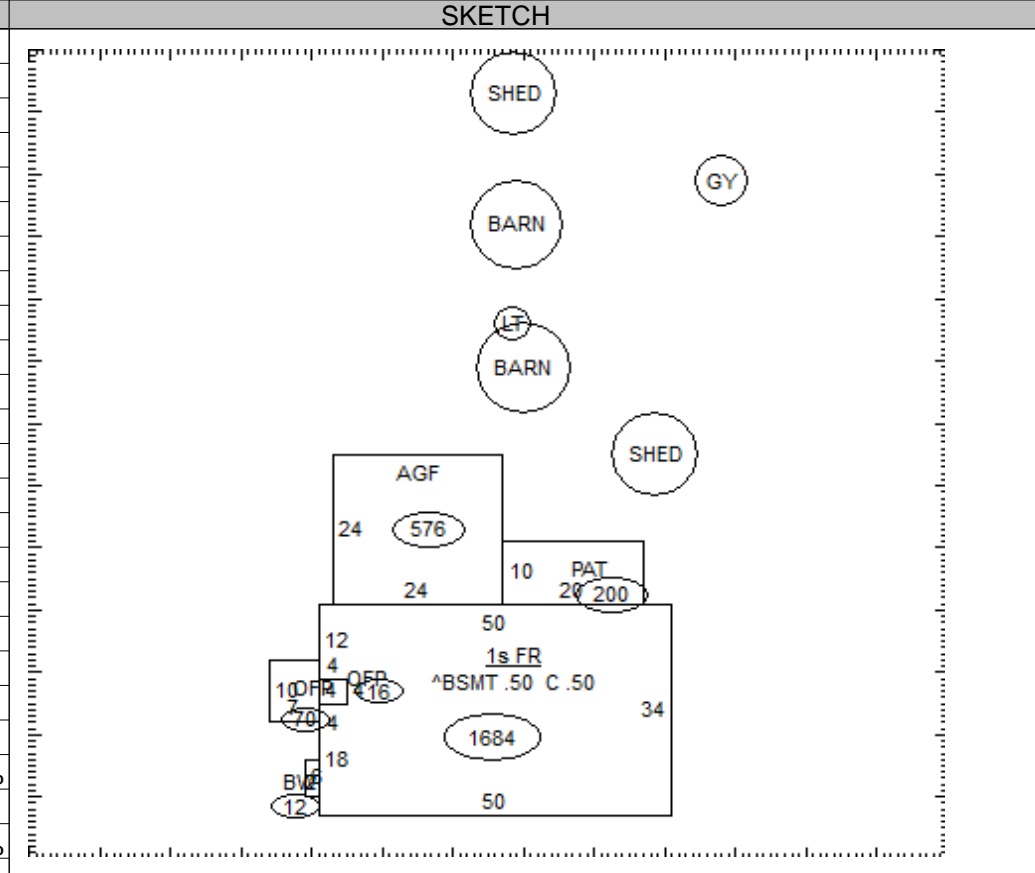
**INT. FINISH**  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 5  
 BEDROOMS 3  
 FIREPLACES  
 HEAT & AC

**NO HEAT**       
**CTRL HEAT**       
**HW/STEAM**       
**ELECTRIC**       
**HEAT PUMP**       
**FLR/WALL**       
**STVE/SPCE**       
**GEO THERMAL**       
**OUTSIDE**       
**CTRL A/C**

**PLUMBING**  
 X FULL BATH 1  
 X HALF BATH  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1684	FR	214,810
BSMT	842		12,040
<b>SUBTOTAL</b>			226,850
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,684 S.F.		2,780
PLUMBING #	3		3,630
GARAGES & CARPORTS			14,200
EXTRA FEATURES			2,400
<b>SUBTOTAL</b>			249,860
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			249,860
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,684	C		2001		A	249,860	22	194,890		204,600
1 Lean - To	7	18x22	396	C	4.80	1900		F	1,900	95	100		100
2 Shed		0x0		C		1900		A		95			0
3 Granary	8	22x24	528	C	7.70	1900		F	4,070	95	200	DFLT50	100
4 Barn	8	24x36	864	D	9.60	1981		A	8,290	78	1,820		1,800
5 Barn	8	20x30	600	D	9.60	1900		A	5,760	95	290		300
6 Shed		8x16	128	C		1900		A		95			0
7													
8													
9													
10													
11													

06-001400.0000 TOTAL 206,900

**COMMENTS**

Dwelling has an Economic Factor of 105% (Rollback Basis=\$222,800)