

CENTER TWP / CELINA SD

06-19-100-010

Property Class: 510

Neighborhood
009065-R150

Map:
Block:
Card:

Bk: Pg:

06-045400.0500

FARMER ADAM & STACEY M
FARMER ADAM & STACEY M
6216 MORROW RD
CELINA, OH 45822
Created in 2020 From 06-045400.0000 due to Split

LEGAL INFORMATION
PT NE NW
RTS: 003-05-19
Acres:5.0010

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FARMER ADAM & STACEY M	6216 MORROW RD	CELINA	OH	45822	12/23/2020	235,000	WDC : 980	<input type="checkbox"/> <input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/> <input type="checkbox"/>
3							0	0	<input type="checkbox"/> <input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE		
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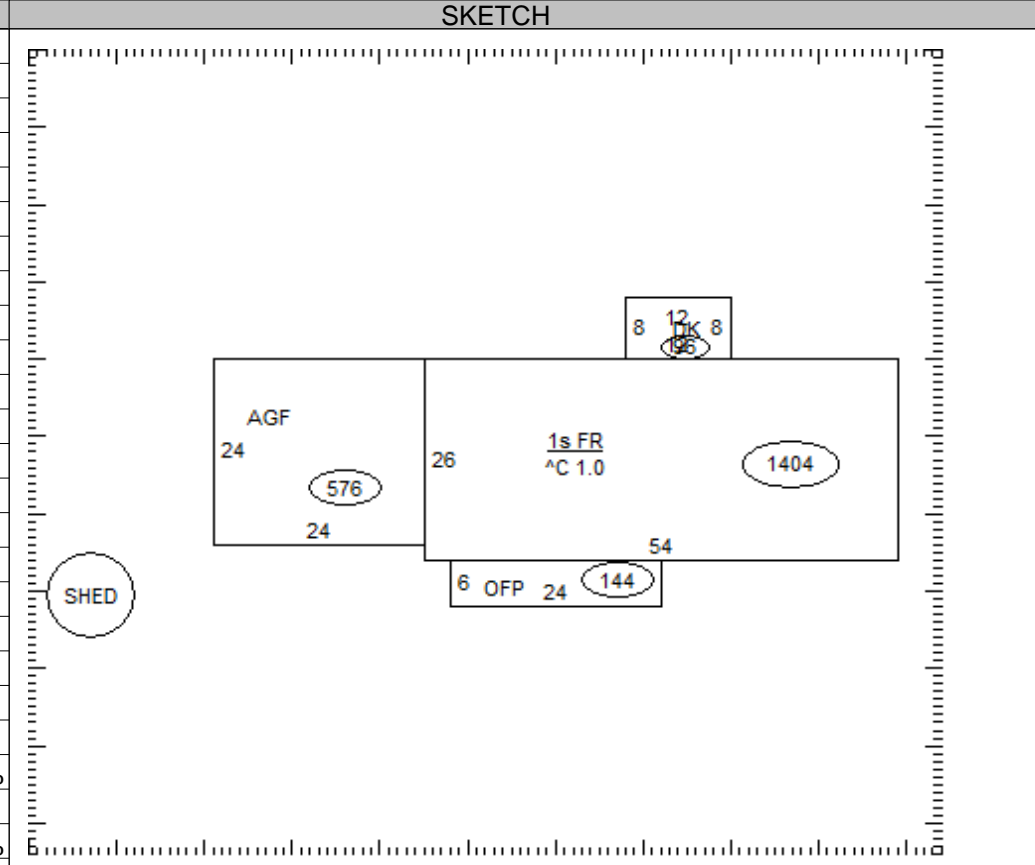
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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 type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	6216 MORROW RD COMMENT TY2022:Net Gen=\$2,455.46, Other Assessment=\$2.00

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:4.001	7700				30,800 0
Total Acres: 5.0010					TOTAL	49,000 0

VALUATION SUMMARY						
VALUE YEAR	2023	2021	2021			
REASON FOR CHANGE	RAPP	MISC	RCLS			
APPRaised	LAND	49,000	45,500	57,730		
VALUE	IMPR	165,000	103,300	103,300		
	TOTAL	214,000	148,800	161,030		
ASSESSED VALUE	LAND	17,150	15,930	20,210		
	IMPR	57,750	36,160	36,160		
	TOTAL	74,900	52,090	56,370		

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1404	FR	193,930



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

SUBTOTAL		193,930
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,404 S.F.	2,320
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,200
EXTRA FEATURES		3,300
SUBTOTAL		217,380
GRADE FACTOR		95 %
UNADJUSTED VALUE		206,510
FACTOR		100 %

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

ACCOMMODATIONS
 # OF ROOMS 6
 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 1
 X HALF BATH
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,404	C-		1995		A	206,510	24	156,950		164,800
1 Shed		33x57	1,881	C	4.40	1952		A	8,280	95	410	DFLT50	200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-045400.0500	TOTAL	165,000
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COMMENTS

Dwelling has an Economic Factor of 105%