

Property Class: 510

Neighborhood

095LF81

Map: 04

Block:

Card: 137

Bk: Pg:



FRANKLIN TWP / CELINA SD

09-16-451-002

09-000200.0102

MUHA MARY ELIZABETH TRUSTEE

MUHA MARY ELIZABETH TRUSTEE

5595 W HIDDEN SHORES DR

CELINA, OH 45822

LEGAL INFORMATION

HIDDEN SHORES

SEC 1

LOT#: 2

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 MUHA MARY ELIZABETH	5595 W HIDDEN SHORES	CELINA	OH	45822	09/05/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 MUHA MARY BETH	5595 W HIDDEN SHORES	CELINA	OH	45822	06/09/2017	560,000	WDC : 379	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 HOYING VERNON L & SUSAN J	5595 W HIDDEN SHORES	CELINA	OH	45822	06/30/1999	160,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: JK DATE: 02/18/2019 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 type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" 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 type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" 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	5595 W HIDDEN SHORES DR
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LAND COMPUTATIONS

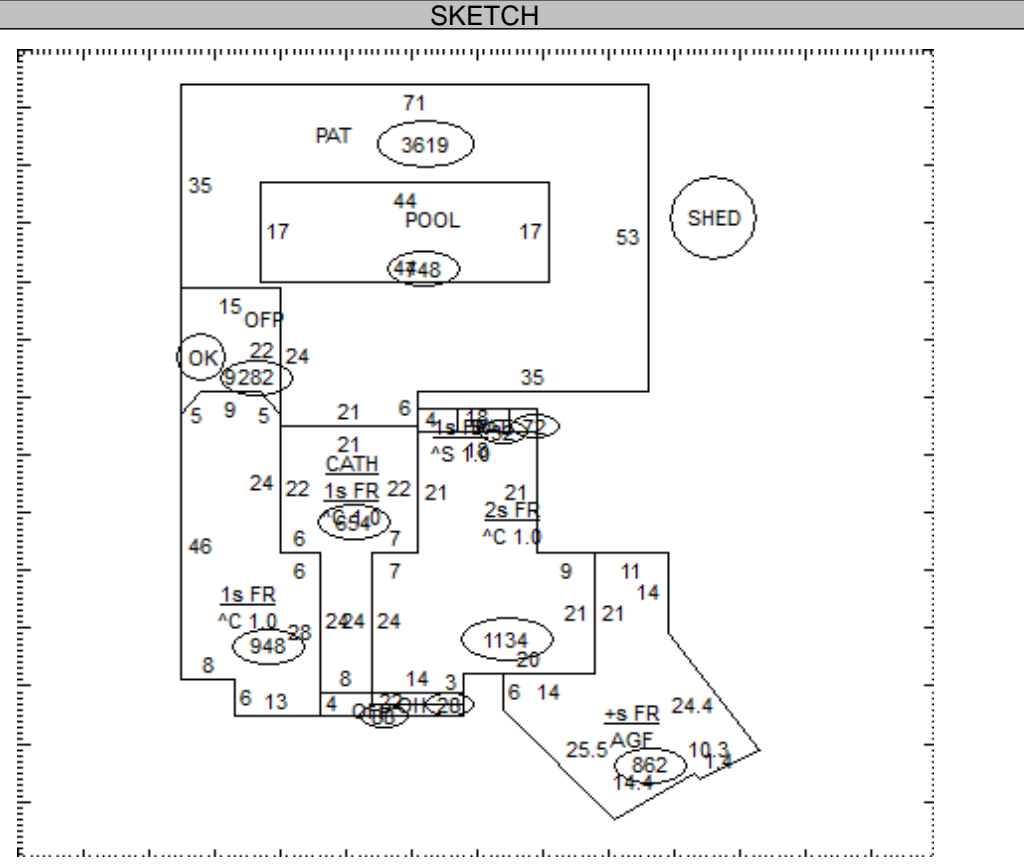
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F86 D138						141,400	0
TOTAL							141,400	0

**COMMENT**  
 TY2022:Net Gen=\$8,039.02, Other Assessment=\$0.00  
 DE21 ADJ LOT SIZE; CHG COND TO GOOD  
 DE19 TTO; ADD OFF, COR PAT, ADD OUTDOOR KIT; ALL COMPL  
 DE18 NOH; JUST STARTED

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2019	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	RAPP
APPRAISED	141,400	141,200	141,200	130,700	130,700
VALUE	IMPR 641,500	347,300	331,600	317,900	308,400
	TOTAL 782,900	488,500	472,800	448,600	439,100
ASSESSED	LAND 49,490	49,420	49,420	45,750	45,750
VALUE	IMPR 224,530	121,560	116,060	111,270	107,940
	TOTAL 274,020	170,980	165,480	157,020	153,690

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2808	FR	296,330	
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	1134	FR	57,440	
<b>BUILDING TYPE</b>			<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	8,180	
<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 type="checkbox"/> BRICK					
<input type="checkbox"/>			<input checked="" type="checkbox"/> STONE					
<b>ROOFING</b>		<b>ROOF TYPE</b>						
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE			<input 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					
<b>FLOORS</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INT. FINISH</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACCOMMODATIONS</b>								
# OF ROOMS		5	3					
BEDROOMS		1	3					
FIREPLACES		1						
<b>HEAT &amp; AC</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PLUMBING</b>				<b>BASE</b>				<input checked="" type="checkbox"/>
X FULL BATH			1					
X HALF BATH		1						
X FIXTURES		1						
<b>SUBTOTAL</b>							361,950	
MULTI-FAMILY #				0			0	
BUILDING TYPE				100%			0	
BSMT FINISH				0 S.F.			0	
FIREPLACE #				1			4,400	
HEATING				0 S.F.			0	
AIR COND				3,942 S.F.			6,500	
PLUMBING #				6			7,260	
GARAGES & CARPORTS							21,300	
EXTRA FEATURES							50,500	
<b>SUBTOTAL</b>							451,910	
GRADE FACTOR							165 %	
<b>UNADJUSTED VALUE</b>							745,650	
FACTOR							100 %	



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,942	A		1999		G	745,650	15	633,800		621,100
1 Pool - Inground		17x44	748	C	37.50	1999		A	28,050	37	17,670		17,700
2 Shed		8x10	80	C		1999		A		37			0
3 Outdoor Kitchen		3x15	45	C	62.41	2018		A	2,810	5	2,670		2,700
4													
5													
6													
7													
8													
9													
10													
11													

09-000200.0102 TOTAL 641,500

**COMMENTS**

Dwelling has an Economic Factor of 98% (Rollback Basis=\$762,500)