

Property Class: 510

Neighborhood
095LA20-LA20

Map: 04

Block:

Card: 58

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-16-352-033

09-000737.0000

ROMER RONALD & PAULINE
ROMER RONALD & PAULINE
7135 MARKER AVE
CELINA, OH 45822

LEGAL INFORMATION
BASS LANDING

RTS: 003-06-16 LOT#: 37

QUALIFIED CREDITS:
HOMESTEAD

| OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|--------------------------|-----------------|--------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 ROMER RONALD & PAULINE | 7135 MARKER AVE | CELINA | OH | 45822 | 10/03/1996 | 1,200 | : A : 0 | <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: TTO LISTER: HK DATE: 02/27/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT
- GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT
- DIRT LOW GAS DECLINING C. Ex Front H. VACANCY
- SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT
- CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU

7135 MARKER AVE

COMMENT

TY2022:Net Gen=\$1,453.88, Other
Assessment=\$0.00
HAS CHANNEL
DE11 AD YR REMODELED
DE09 PER DATA MAILER CORRECTED PLMG
DE17 DESKTOP REVIEW//CORR SKETCH
DE20 CHG OFF TO WDDK, RMV SPY, ADD
CPY/PAT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|---------|-------|------|--------|-------|---|--------|---|
| F:Front | F41 D82 | ST350 | DP74 | ADJ259 | | | 10,600 | 0 |
| | | | | | TOTAL | | 10,600 | 0 |

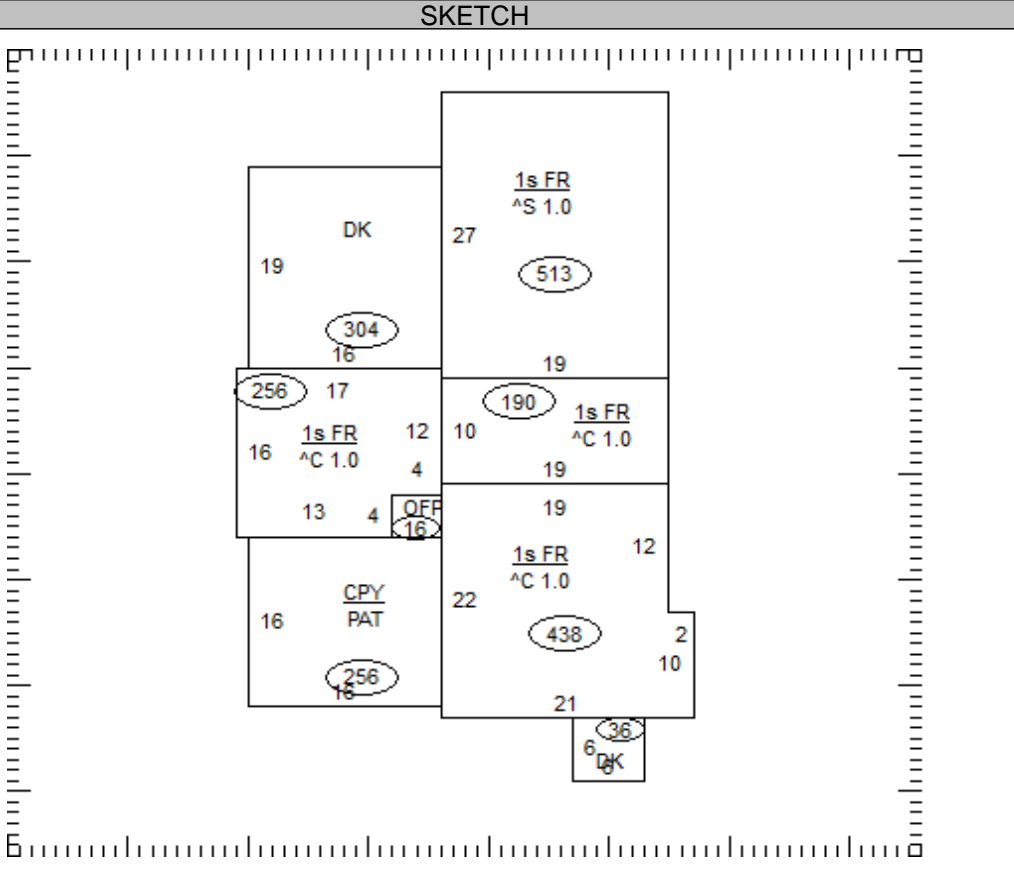
VALUATION SUMMARY

| VALUE YEAR | 2023 | 2020 | 2020 | 2017 | 2017 | | | |
|-------------------|-------|---------|---------|---------|---------|---------|--|--|
| REASON FOR CHANGE | RAPP | RAPP | MISC | RAPP | MISC | | | |
| APPRAISED | LAND | 10,600 | 8,000 | 7,600 | 7,600 | 8,900 | | |
| VALUE | IMPR | 150,600 | 105,400 | 93,800 | 94,400 | 94,800 | | |
| | TOTAL | 161,200 | 113,400 | 101,400 | 102,000 | 103,700 | | |
| ASSESSED | LAND | 3,710 | 2,800 | 2,660 | 2,660 | 3,120 | | |
| VALUE | IMPR | 52,710 | 36,890 | 32,830 | 33,040 | 33,180 | | |
| | TOTAL | 56,420 | 39,690 | 35,490 | 35,700 | 36,300 | | |

| | | | | | |
|---|--|-------------------|---------------------|--------------------|-------------------------|
| OCCUPANCY <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION | EXTERIOR <input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO | FLOOR 1 | AREA 1397 | CONST FR | VALUE 196,290 |
| BUILDING TYPE <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> BI/TR LEVEL <input type="checkbox"/> MOD/MAN <input type="checkbox"/> | <input checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE | | | | |
| ROOFING <input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE | ROOF TYPE <input checked="" type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT | | | | |

| | | | | | | | |
|-----------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------|------------|
| FLOORS | B | 1 | 2 | 3 | U | SUBTOTAL | 196,290 |
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MULTI-FAMILY # | 0 |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BUILDING TYPE | 100% |
| TILE/COMPO | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BSMT FINISH | 0 S.F. |
| CARPET | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FIREPLACE # | 0 |
| INT. FINISH | B | 1 | 2 | 3 | U | HEATING | 0 S.F. |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | AIR COND | 1,397 S.F. |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING # | 2 |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GARAGES & CARPORTS | 0 |
| ACCOMMODATIONS | | | | | | EXTRA FEATURES | 6,700 |
| # OF ROOMS | | 5 | | | | SUBTOTAL | 207,720 |
| BEDROOMS | | 2 | | | | GRADE FACTOR | 100 % |
| FIREPLACES | | | | | | UNADJUSTED VALUE | 207,720 |
| HEAT & AC | B | 1 | 2 | 3 | U | FACTOR | 100 % |

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,397 | C | | 1979 | 2000 | A | 207,720 | 26 | 153,710 | | 150,600 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



| | | |
|----------------|--------------|---------|
| 09-000737.0000 | TOTAL | 150,600 |
|----------------|--------------|---------|

COMMENTS

PRESSED WOOD
Dwelling has an Economic Factor of 98%