

FRANKLIN TWP / CELINA SD

09-16-376-001

09-000755.0200

LEGAL INFORMATION

BASS LANDING

RTS: 003-06-16 LOT#: 55B

BUCKNER KYRA A & CHRISTOPHER A

BUCKNER KYRA A & CHRISTOPHER A

5628 ISLAND VIEW DR

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BUCKNER KYRA A &	5628 ISLAND VIEW DR	CELINA	OH	45822	04/14/2023	255,000	SUC : 197	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SORA MICHAEL E & MARY P	2026 TULLIS DR	MIDDLETOWN	OH	45042	02/04/2019	155,500	WDC : 62	<input type="checkbox"/>	<input type="checkbox"/>
3	EVAN EDDIE R ETAL	419 APPLGATE RD	UNION	OH	45322	08/24/2007	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CG DATE: 07/25/2006 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 checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" 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	5628 ISLAND VIEW DR COMMENT TY2022:Net Gen=\$2,140.94, Other Assessment=\$0.00 DE11 CORR GRADE AND COND

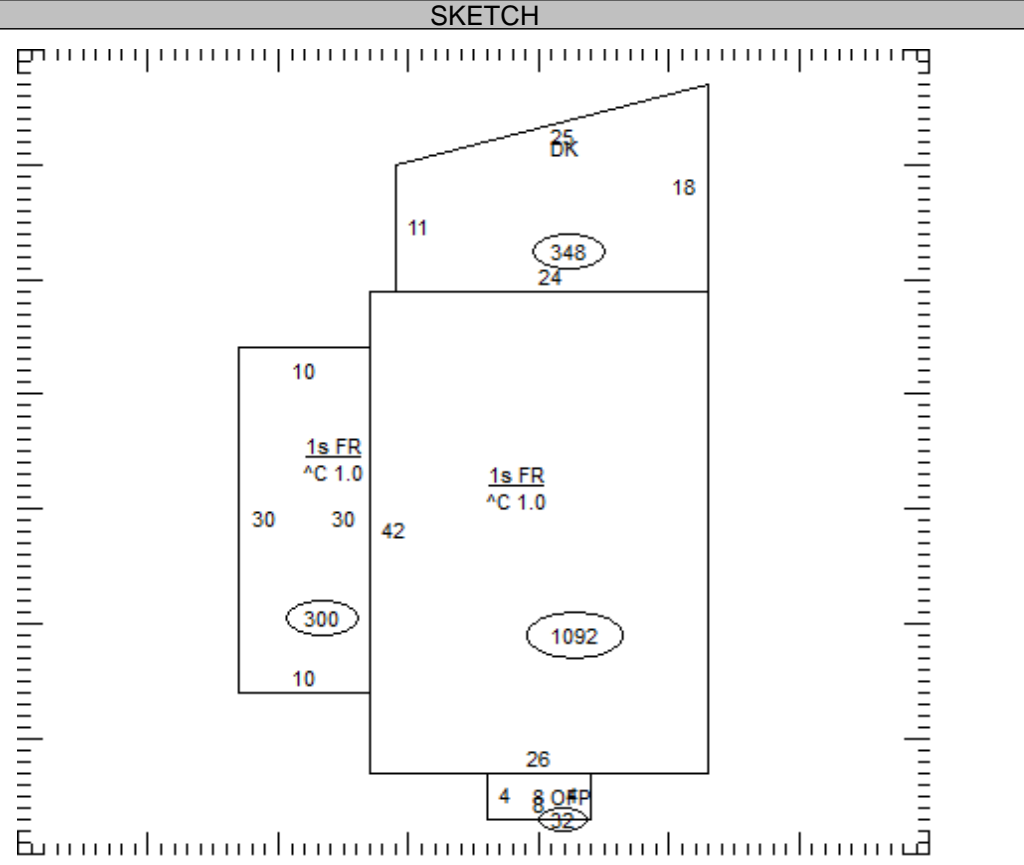
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F53 D114	ST710	DP87	ADJ618			32,800	0
TOTAL							32,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRaised	32,800	24,300	23,100
VALUE	IMPR	103,000	87,300
	TOTAL	127,300	110,400
ASSESSED	LAND	8,510	8,090
VALUE	IMPR	36,050	30,560
	TOTAL	44,560	38,650

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1392	FR	195,590						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
BUILDING TYPE			<input checked="" type="checkbox"/> ALM/VYNL										
<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 type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<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											
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input checked="" 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"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS		5											
BEDROOMS		2											
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<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 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"/>							
ELECTRIC	<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"/>							
FLR/WALL	<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"/>							
GEO THERMAL	<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"/>							
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input checked="" type="checkbox"/>									
X FULL BATH		1											
X HALF BATH		1											
X FIXTURES													
SUBTOTAL							195,590						
MULTI-FAMILY #				0			0						
BUILDING TYPE				100%			0						
BSMT FINISH				0 S.F.			0						
FIREPLACE #				0			0						
HEATING				0 S.F.			0						
AIR COND				1,392 S.F.			2,300						
PLUMBING #				5			6,050						
GARAGES & CARPORTS							0						
EXTRA FEATURES							4,000						
SUBTOTAL							207,940						
GRADE FACTOR							95 %						
UNADJUSTED VALUE							197,540						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,392	C-		1980	2005	A	197,540	24	150,130		157,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 157,600

COMMENTS

PRESSED WOOD IRREGULAR LOT
Dwelling has an Economic Factor of 105%

FRANKLIN TWP / CELINA SD

09-16-376-001

Property Class: 510

Neighborhood

095CL50-CL50

Map: 04

Block:

Card: 90

Bk: Pg:



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BUCKNER KYRA A & CHRISTOPHER A
 BUCKNER KYRAA & CHRISTOPHER A
 5628 ISLAND VIEW DR
 CELINA, OH 45822

LEGAL INFORMATION
 BASS LANDING

RTS: 003-06-16 LOT#: 55B

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EVANS EDDIE R & KATHLEEN	419 APPLGATE RD	UNION	OH	45322	08/23/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	EVANS EDDIE R & KATHLEEN	419 APPLGATE RD	ENGLEWOOD	OH	45322	07/11/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	EVANS EDDIE R & KATHLEEN	419 APPLGATE RD	UNION	OH	45322	03/14/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
X:	<input type="checkbox"/> TTO	LISTER: CG	DATE: 07/25/2006	TIME: 12:00:00 AM	<input checked="" 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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5628 ISLAND VIEW DR				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<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"/>	<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					
TOTAL							32,800	0		

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRAISED VALUE	<u>LAND</u>							
	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED VALUE	<u>LAND</u>							
	<u>IMPR</u>							
	<u>TOTAL</u>							

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

EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> WOOD				
<input type="checkbox"/> STUCCO				
<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> METAL				
<input type="checkbox"/> BRICK				
<input type="checkbox"/> 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

BEDROOMS

FIREPLACES

HEAT & AC B 1 2 3 U

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEO THERMAL

OUTSIDE

CTRL A/C

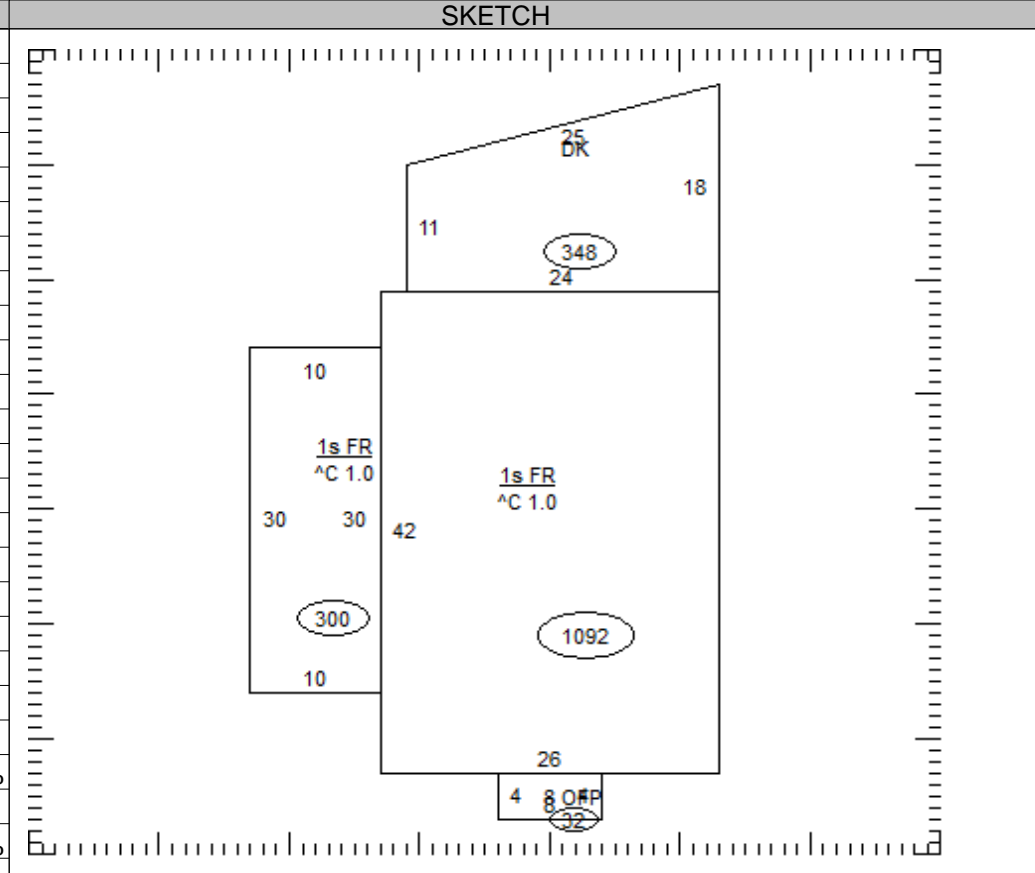
PLUMBING BASE

X FULL BATH

X HALF BATH

X FIXTURES

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS



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FRANKLIN TWP / CELINA SD

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Property Class: 510

Neighborhood
095CL50-CL50

Map: 04

Block:

Card: 90

Bk: Pg:

BUCKNER KYRA A & CHRISTOPHER A

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5628 ISLAND VIEW DR

CELINA, OH 45822

LEGAL INFORMATION

BASS LANDING

RTS: 003-06-16 LOT#: 55B

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 EVANS KATHLEEN & EVANS	419 APPLGATE RD	UNION	OH	45322	10/25/2004	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 EVANS KATHLEEN R	419 APPLGATE RD	UNION	OH	45322	08/11/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CG DATE: 07/25/2006 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT |
| <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 |

5628 ISLAND VIEW DR

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							32,800	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

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

EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> WOOD				
<input type="checkbox"/> STUCCO				
<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> METAL				
<input type="checkbox"/> BRICK				
<input type="checkbox"/> 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

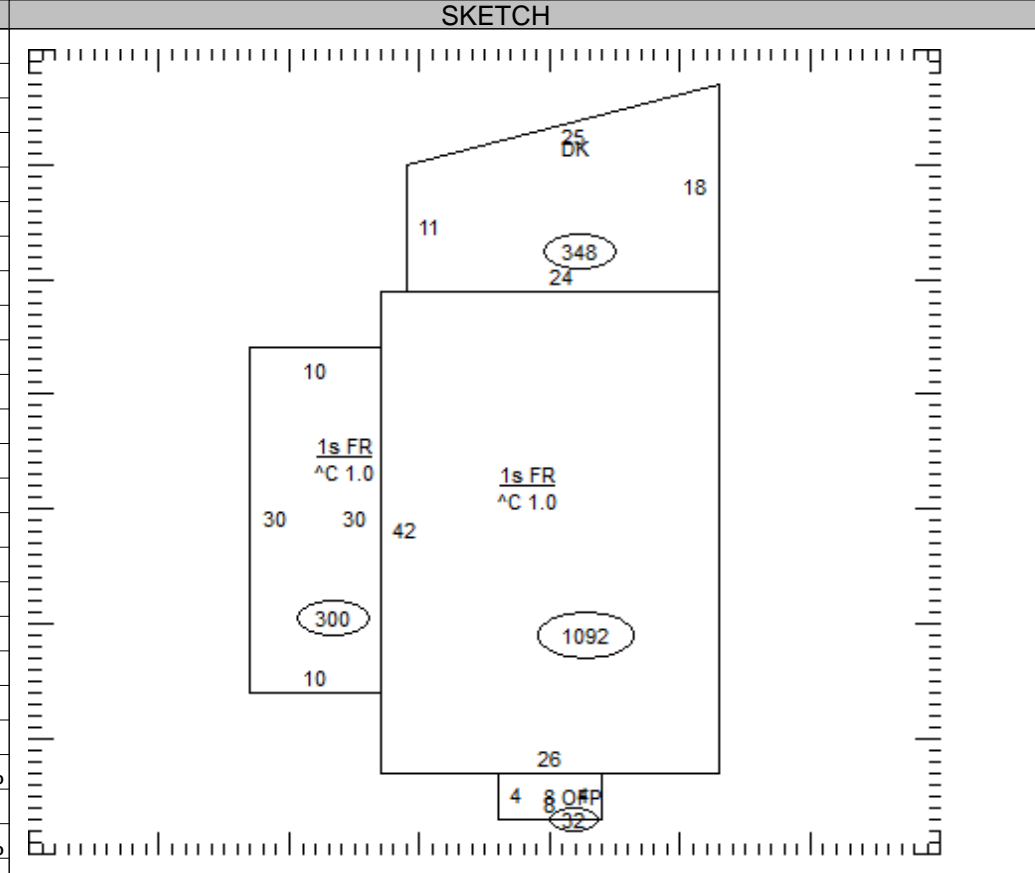
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS
 BEDROOMS
 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

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-000755.0200

TOTAL 0

COMMENTS