09-000780.0000

ANTHONY MICHAEL C & KENDALL
ANTHONY MICHAEL C & KENDALL
5577 ISLAND VIEW
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-16-352-024

LEGAL INFORMATION
BASS LANDING

LOT#: 80

Property Class: 510
Neighborhood 095CL50-CL50
Map: 04
Block:
Card: 67
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ANTHONY MICHAEL C &	5577 ISLAND VIEW	CELINA	OH	45822	07/06/2021	138,000	WDC : 527	☐	■
2	JOHNS CARL D & KAY L	11752 US 127 S	VAN WERT	OH	45891	07/08/2016	50,000	WDC : 457	☐	■
3	MOORE FRED G & KRISTIN L	3844 LONGRIDGE DR	KETTERING	OH	45429	05/07/1997	2,200	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 04/19/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ 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

PROPERTY LOCATION
5577 ISLAND VIEW DR

COMMENT
TY2022:Net Gen=$884.54, Other Assessment=$0.00
DE11 ADD DK AND CORR GRADE
HAS CHANNEL

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F43 D91	ST710 DP77 ADJ547		23,500 0
			TOTAL	23,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	23,500	17,400	16,600					
	IMPR	52,300	35,200	33,500					
	TOTAL	75,800	52,600	50,100					
ASSESSED VALUE	LAND	8,230	6,090	5,810					
	IMPR	18,310	12,320	11,730					
	TOTAL	26,540	18,410	17,540					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		3			
BEDROOMS		1			
FIREPLACES					

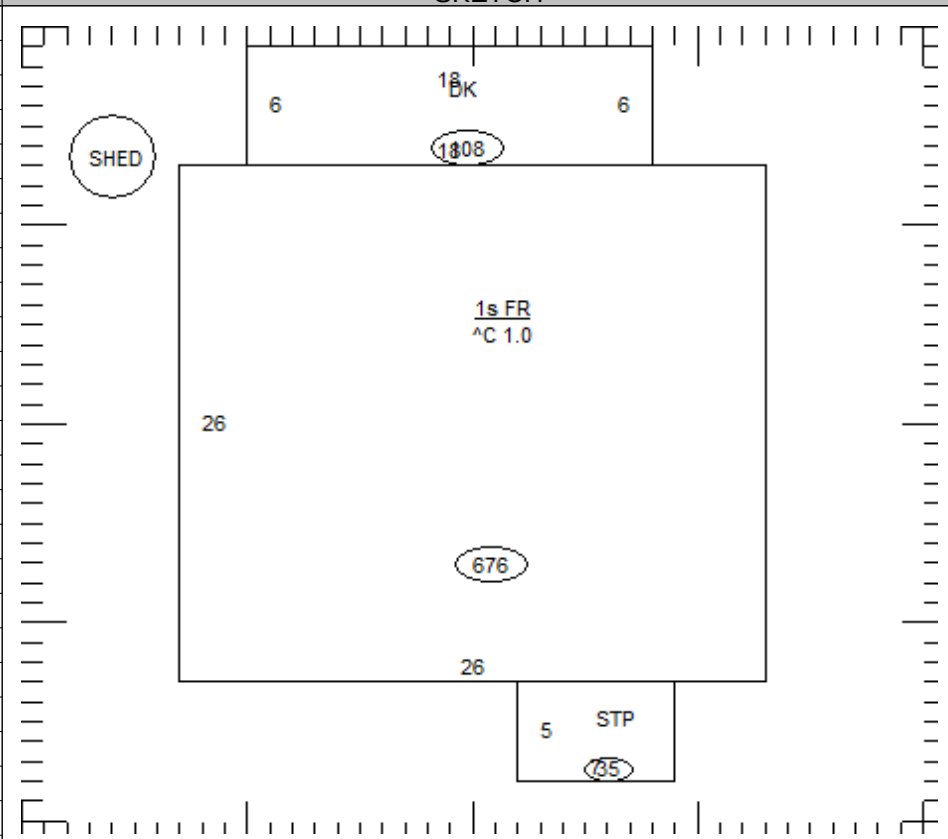
HEAT & AC	B	1	2	3	U
NO HEAT	☐	■	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	676	FR	118,480

SUBTOTAL		118,480
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	676 S.F.	-2,570
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		1,500
SUBTOTAL		117,410
GRADE FACTOR		80 %
UNADJUSTED VALUE		93,930
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	676	D		1961		A	93,930	47	49,780		52,300
1 Shed		12x8	96							100			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		52,300

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COMMENTS

WHITE ALUM IRREGULAR LOT
Dwelling has an Economic Factor of 105%