

FRANKLIN TWP / CELINA SD

09-16-353-008

09-000799.0104

LEGAL INFORMATION

BASS LANDING

RTS: 003-06-16 LOT#: 104

VANGELDER MICHAEL & JESSICA

VANGELDER MICHAEL & JESSICA

5571 WINDY WAY

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VANGELDER MICHAEL &	5571 WINDY WAY	CELINA	OH	45822	05/05/2021	96,300	WDC : 347	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HOUCK JERRY M & ROBIN M	5591 WINDING WAY	CELINA	OH	45822	11/26/2001	72,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 04/15/2005 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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	5571 WINDING WAY			
<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	TY2022:Net Gen=\$1,382.30, Other			
<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	Assessment=\$0.00			
<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	DE11 CORR GRADE & COND AND AD CENT AC			
LAND COMPUTATIONS					DE17 DESKTOP REVIEW//ADD PATIO & EFP			
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F56 D65		ST710 DP66 ADJ469				26,300	0
TOTAL						26,300	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	<u>LAND</u>	26,300	19,400	18,500	18,500			
VALUE	<u>IMPR</u>	95,900	62,800	54,700	51,000			
	<u>TOTAL</u>	122,200	82,200	73,200	69,500			
ASSESSED	<u>LAND</u>	9,210	6,790	6,480	6,480			
VALUE	<u>IMPR</u>	33,570	21,980	19,150	17,850			
	<u>TOTAL</u>	42,780	28,770	25,630	24,330			

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

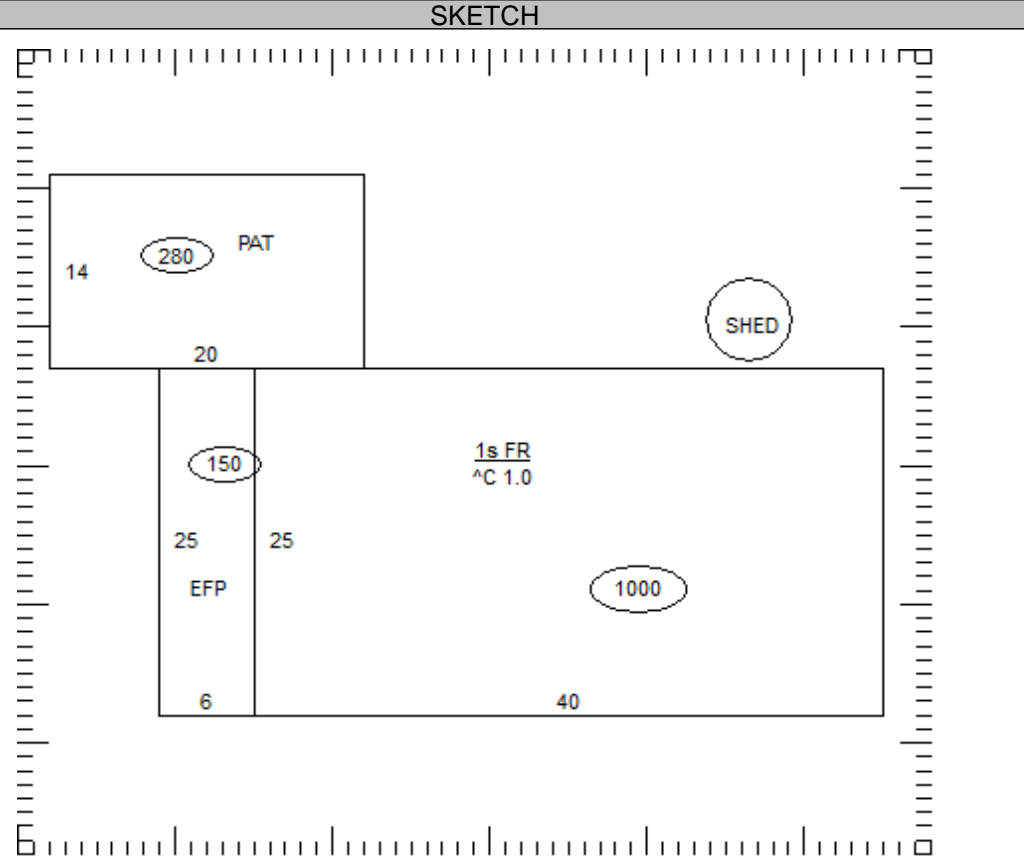
INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS: 6
 BEDROOMS: 2
 FIREPLACES:

HEAT & AC
 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	1000	FR	158,640
SUBTOTAL			158,640
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,000 S.F.		1,650
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			5,500
SUBTOTAL			165,790
GRADE FACTOR			95 %
UNADJUSTED VALUE			157,500
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,000	C-		1960		A	157,500	42	91,350		95,900
1 Shed	5	8x8	64	D		1990		A		58			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 95,900

COMMENTS

Dwelling has an Economic Factor of 105%