09-001900.0000

FRANKLIN TWP / CELINA SD

09-16-351-021

Property Class: 510

Neighborhood 095LA20-LA20

Map: 04
Block:
Card: 18
Bk: Pg:

RUTLEDGE GREGG & KRISTIN
RUTLEDGE GREGG & KRISTIN
133 S VINE ST
CELINA, OH 45822

LEGAL INFORMATION

WALKERS GRAND LAKE ADD
LOT 107A ALSO 54-107
-SW PT SEC- RTS: 003-06-16 LOT#: 0107A

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUTLEDGE GREGG & KRISTIN	133 S VINE ST	CELINA	OH	45822	05/09/2023	135,000	2:WDC : 241	☐	■
2	WINNER BRIAN A	7001 COTTONWOOD	CELINA	OH	45822	08/24/2020	100,000	2:WDC : 591	☐	■
3	HUDSON CALVERT J & ALICE	6619 PARK VISTA RD	ENGLEWOOD	OH	45322	09/11/1987	25,000	: A : 0	☐	■

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	
■ 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

7001 COTTONWOOD BEACH RD APT 109, CELINA

COMMENT

TY2022:Net Gen=$1,473.58, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F71 D111	ST350 DP85 ADJ298		21,200 0
			TOTAL	21,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	21,200	15,900	15,100					
	IMPR	103,400	71,700	70,800					
	TOTAL	124,600	87,600	85,900					
ASSESSED VALUE	LAND	7,420	5,570	5,290					
	IMPR	36,190	25,100	24,780					
	TOTAL	43,610	30,670	30,070					

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		5			
BEDROOMS		3			
FIREPLACES					

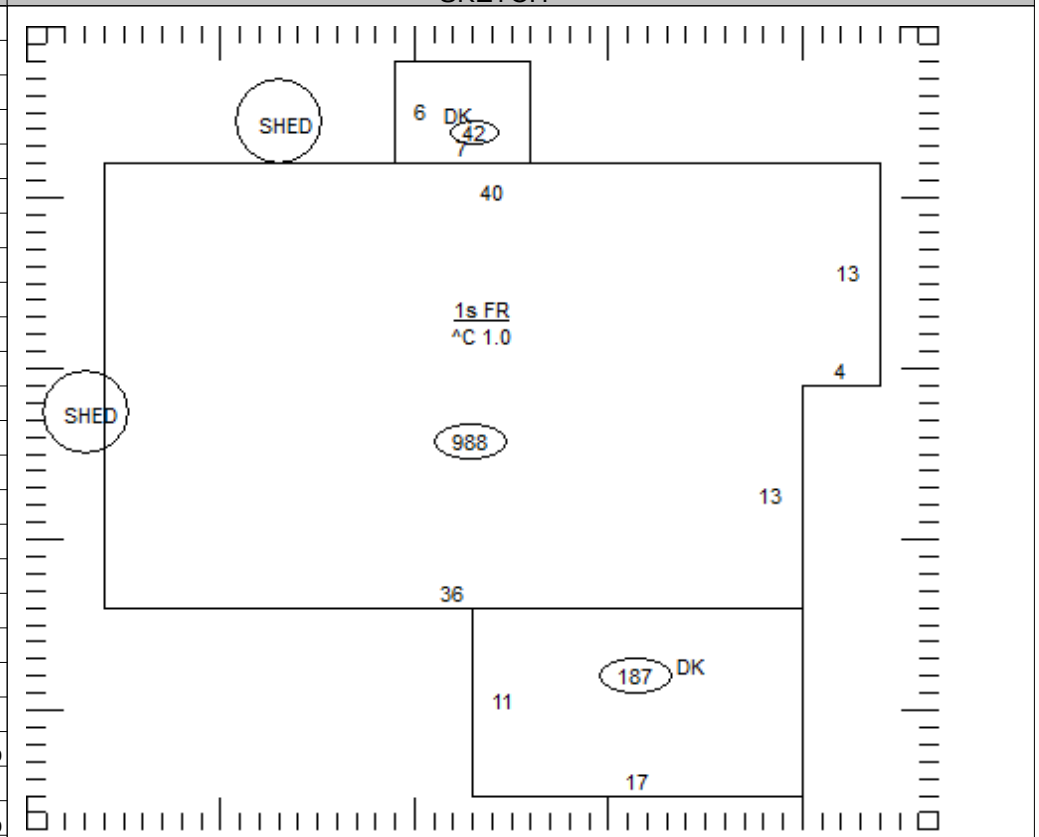
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	988	FR	159,340

SUBTOTAL		159,340
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	988 S.F.	1,630
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		2,300
SUBTOTAL		166,900
GRADE FACTOR		80 %
UNADJUSTED VALUE		133,520
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	988	D		2005		A	133,520	21	105,480		103,400
1 Shed		7x10	70	C		2008		A		25			0
2 Shed		6x8	48							100			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		103,400

09-001900.0000

COMMENTS

ACTUAL ACRES .018
Dwelling has an Economic Factor of 98%