09-005400.2800

FRANKLIN TWP / CELINA SD

09-19-253-016

Property Class: 510

Neighborhood 095LF80-LF80

Map: 000
Block: 00
Card: 00

Bk: Pg:

STARRETT DOUGLAS W & KATHY J
STARRETT DOUGLAS W & KATHY J
5270 MONTEZUMA ACRES DR
CELINA, OH 45822

LEGAL INFORMATION
MONTEZUMA ACRES WEST

LOT#: 28

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STARRETT DOUGLAS W &	5270 MONTEZUMA ACRES	CELINA	OH	45822	08/09/2019	360,000	WDC : 544	☐	■
2	DELAET RONALD LEE &	5270 MONTEZUMA ACRES	CELINA	OH	45822 -9597	07/12/1993	57,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 08/18/2009 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
5270 MONTEZUMA ACRES DR

COMMENT
TY2022:Net Gen=$5,551.06, Other Assessment=$0.00
DE09 CORRECTIONS MADE FROM DATA MAILER, BATH RM & FP
WATERFRONT - Effective Depth - DE corrected
EFF. Depth,vauted area, rmv fp(pp)
(Mod SM:)714

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F92 D189	ST1730 DP111 ADJ1920		176,600 0
			TOTAL	176,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	176,600	176,500	163,400					
	IMPR	310,600	161,000	149,000					
	TOTAL	487,200	337,500	312,400					
ASSESSED VALUE	LAND	61,810	61,780	57,190					
	IMPR	108,710	56,350	52,150					
	TOTAL	170,520	118,130	109,340					

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		7			
BEDROOMS		3			
FIREPLACES		1			

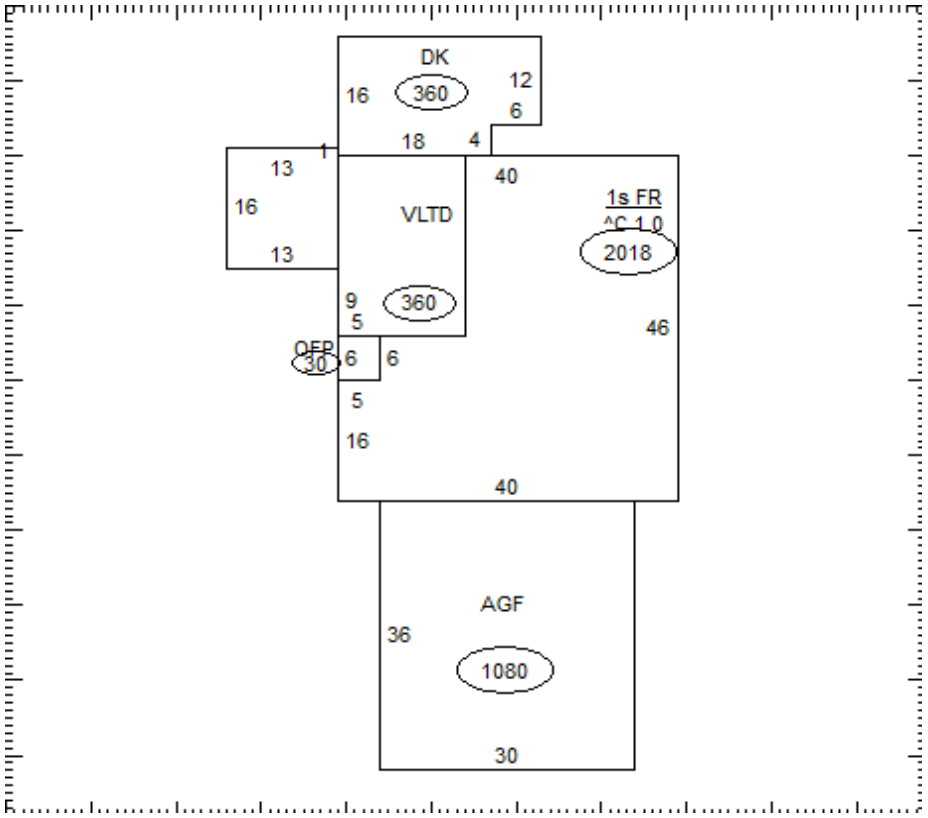
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES		2			

FLOOR	AREA	CONST	VALUE
1	2018	FR	235,760

SUBTOTAL			235,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,400
HEATING	0	S.F.	0
AIR COND	2,018	S.F.	3,330
PLUMBING #	5		6,050
GARAGES & CARPORTS			26,700
EXTRA FEATURES			12,300
SUBTOTAL			288,540
GRADE FACTOR			120 %
UNADJUSTED VALUE			346,250
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,018	B		1995		A	346,250	22	270,080		310,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		310,600

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COMMENTS

FRONTS ON WATER/BRICK TRIM/VALUTED AREA 360 SQ FT/FIREPLACE IS PP/
Dwelling has an Economic Factor of 115%