09-010600.0000

FRANKLIN TWP / CELINA SD

09-19-402-022

Property Class: 510

Neighborhood 095LA50-LA50

Map: 03
Block: 04
Card: 41

Bk: Pg:

LACY MARK & PEGGY
LACY MARK & PEGGY
2301 ARLINGTON AVE
MIDDLETOWN, OH 45044

LEGAL INFORMATION
SOLLERS THIRD ADDITION
LOT 37 PT
LOT#: 37

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LACY MARK & PEGGY	2301 ARLINGTON AVE	MIDDLETOWN	OH	45044	05/25/2018	44,900	WDC : 354	☐	■
2	LAYCOX ERNEST D & APRIL L	PO BOX 215	BROOKVILLE	OH	45309	09/30/2004	55,000	WDC : A : 0	☐	■
3	DERRYBERRY JON C	PO BOX 277	WAPAKONETA	OH	45895	12/20/2001	40,500	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 06/13/2005 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
39 CIRCLE DR

COMMENT
TY2022:Net Gen=$857.64, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F46 D65	ST440 DP66 ADJ290		13,300 0
			TOTAL	13,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	13,300	12,200	11,200					
	IMPR	52,600	38,800	36,600					
	TOTAL	65,900	51,000	47,800					
ASSESSED VALUE	LAND	4,660	4,270	3,920					
	IMPR	18,410	13,580	12,810					
	TOTAL	23,070	17,850	16,730					

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					

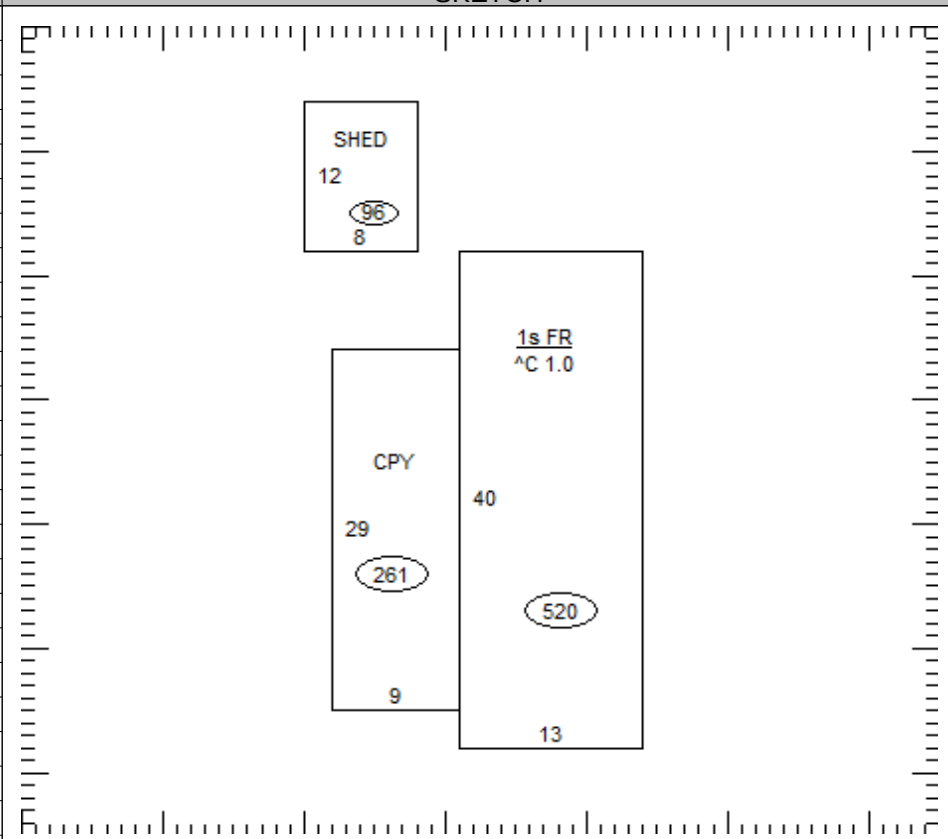
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	520	FR	93,400

SUBTOTAL		93,400
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	520 S.F.	860
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		1,900
SUBTOTAL		96,160
GRADE FACTOR		80 %
UNADJUSTED VALUE		76,930
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	520	D		1993		A	76,930	28	55,390		52,600
1 Shed	PP	12x8	96	C		1993		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		52,600

09-010600.0000

COMMENTS

MH ON CONCRETE BLOCK FOUNDATION
Dwelling has an Economic Factor of 95%