09-010800.0000

FRANKLIN TWP / CELINA SD

09-19-402-020

Property Class: 510
Neighborhood 095LA50-LA50
Map: 03
Block: 04
Card: 39
Bk: Pg:

MCMILLER DARLA J
MCMILLER DARLA J
5134 IT'S IT LOT 38 RD PO BOX F5
CELINA, OH 45822

LEGAL INFORMATION
SOLLERS THIRD ADDITION
LOT 38 PT
RTS: 003-06-19 LOT#: 00038

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCMILLER DARLA J	5134 IT'S IT LOT 38 RD PO	CELINA	OH	45822	08/27/2014	0	QCE : X : 0	☐	☐
2	MCMILLER RICK W & DARLA J	5134 ITS IT RD APT/SUITE	CELINA	OH	45822	09/11/2000	65,000	: A : 0	☐	■
3							0	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
38 CIRCLE DR

COMMENT
TY2022:Net Gen=$1,061.04, Other Assessment=$0.00
DE17 DESKTOP REVIEW//CORR WD SIZE; ADD WD

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F84 D75	ST440 DP71 ADJ312		26,200 0
			TOTAL	26,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017	2017			
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC	MISC			
APPRAISED VALUE	LAND	26,200	24,100	22,100	23,000	23,000			
	IMPR	61,300	40,400	37,100	34,100	33,800			
	TOTAL	87,500	64,500	59,200	57,100	56,800			
ASSESSED VALUE	LAND	9,170	8,440	7,740	8,050	8,050			
	IMPR	21,460	14,140	12,990	11,940	11,830			
	TOTAL	30,630	22,580	20,730	19,990	19,880			

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		4			
BEDROOMS		2			
FIREPLACES					

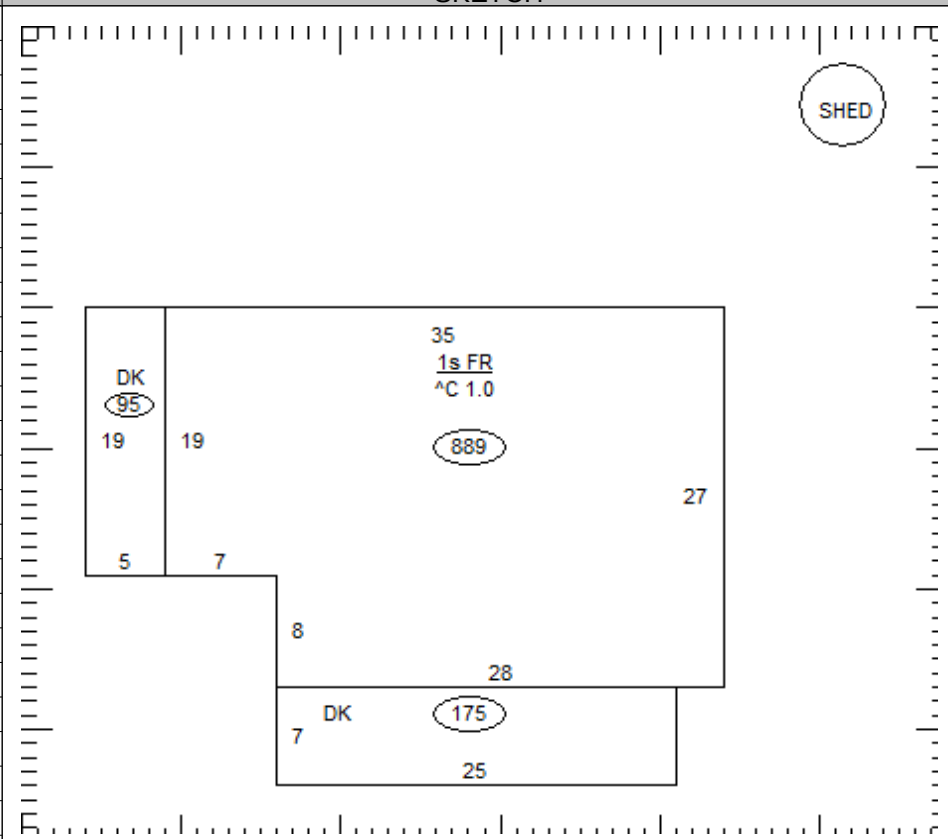
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	889	FR	147,930

SUBTOTAL		147,930
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	889 S.F.	1,470
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		2,800
SUBTOTAL		152,200
GRADE FACTOR		80 %
UNADJUSTED VALUE		121,760
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	889	D		1960		A	121,760	47	64,530		61,300
1 Shed	PP	12x12	144	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		61,300

09-010800.0000

COMMENTS

Dwelling has an Economic Factor of 95%