

Property Class: 510

Neighborhood  
095LA20-LA20

Map: 05F  
Block:  
Card: 55

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-228-033

09-018500.0000

**SUTTER JOHN J & SUSAN M**  
SUTTER JOHN J & SUSAN M  
5369 LAKE DR  
CELINA, OH 45822

**LEGAL INFORMATION**  
LEIBIGS SECOND ADD TO  
SOUTH BAY ADD  
RTS: 003-06-20 LOT#: 53

**QUALIFIED CREDITS:**  
**HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SUTTER JOHN J & SUSAN M	5369 LAKE DR	CELINA	OH	45822	05/01/2023	50,000	2:WDC : 227	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MARTIN PATRICIA A	5443 KARAFIT RD	CELINA	OH	45822	05/01/2023	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MARTIN JOE S & PATRICIA A	5443 KARAFIT RD	CELINA	OH	45822	05/26/1994	55,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 03/21/2022 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5443 KARAFIT RD APT 2 <b>COMMENT</b> TY2022:Net Gen=\$234.28, Other Assessment=\$0.00 DE10 CORR GRADE DE22 ADD SHEDS

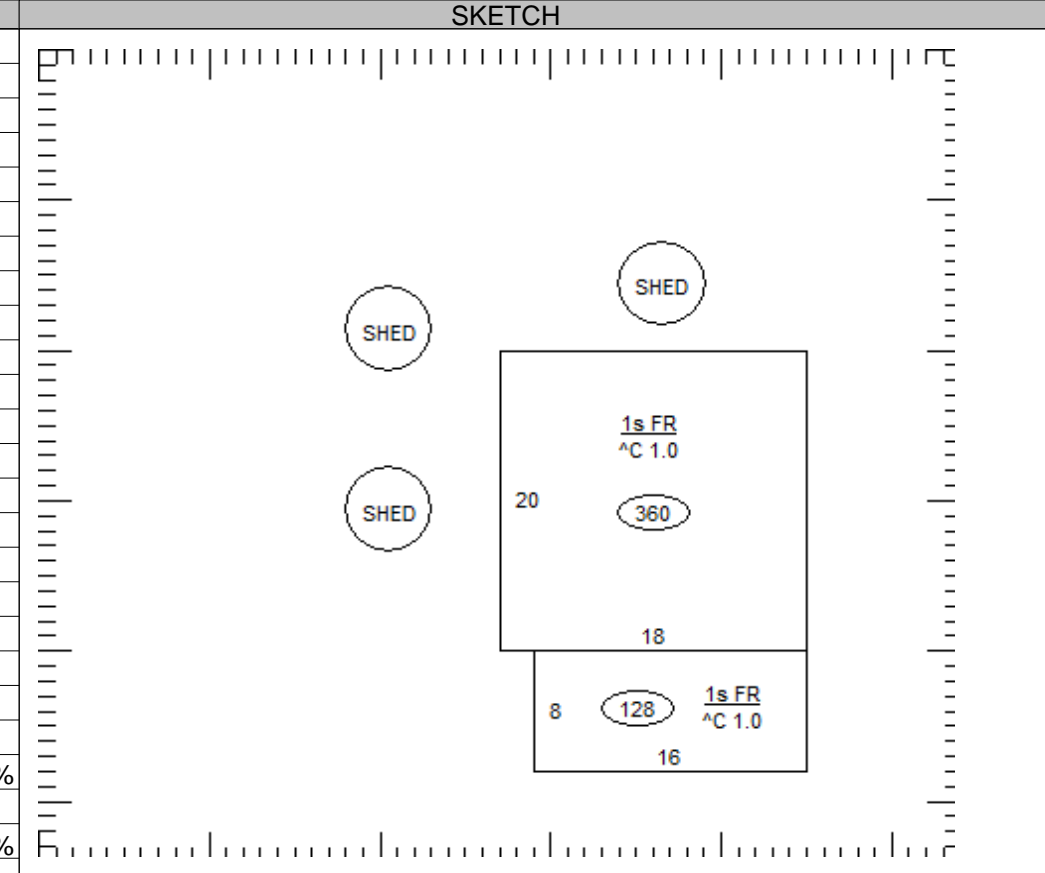
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F40 D60	ST350	DP63	ADJ221		8,800 0
					TOTAL	8,800 0

VALUATION SUMMARY					
VALUE YEAR	2023	2022	2020	2017	
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	
APPRAISED VALUE	<u>LAND</u> 8,800	6,600	6,600	6,300	
	<u>IMPR</u> 36,500	32,600	30,600	30,900	
	<u>TOTAL</u> 45,300	39,200	37,200	37,200	
ASSESSED VALUE	<u>LAND</u> 3,080	2,310	2,310	2,210	
	<u>IMPR</u> 12,780	11,410	10,710	10,820	
	<u>TOTAL</u> 15,860	13,720	13,020	13,030	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO	1	488	FR	88,040
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				

SUBTOTAL			88,040
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			88,040
GRADE FACTOR			80 %
UNADJUSTED VALUE			70,430
FACTOR			100 %

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		3			
BEDROOMS		1			
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE				
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	488	D		1947		A	70,430	50	35,220		34,500
1 Shed	PP	8x8	64	C		2000		A		37			0
2 Shed		8x8	64	C		2020		A		3			0
3 Shed		11x24	264	C	7.70	2021		A	2,030	2	1,990		2,000
4													
5													
6													
7													
8													
9													
10													
11													

09-018500.0000	<b>TOTAL</b>	36,500
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**COMMENTS**

Dwelling has an Economic Factor of 98% (Rollback Basis=\$43,300)