



09-024900.0600

FRANKLIN TWP
 CELINA SD
 09-20-251-028

LEGAL INFORMATION

LAKEVISTA SUBD

Acres:0.5020

RTS: 003-06-20 LOT#: 5

CHARLSON ANDREW B
 CHARLSON ANDREW B
 6607 KLOSTERMAN CIR
 CELINA, OH 45822

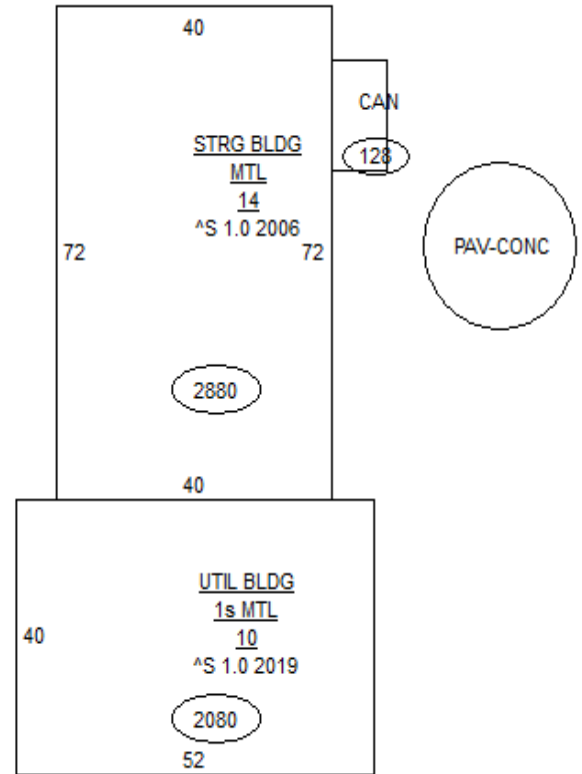
Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$1,910.02, Other Assessment=\$0.00
 DE17 DESKTOP RVW CHG: ADJ PRICING, ADD CPY
 DE20 NOH; ADD ADDTN

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	03/19/20
01/03/2020	126,000		WDC : 5	499	■	Pricer:	
03/17/2006	35,000		WDC : A : 197	400	□	Reviewer:	
	0		: 0	400	□	Final:	
					□	Call Back:	
					□	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2020	2017
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP
ESTIMATED	LAND 7,530	10,120	10,120	10,120
MARKET VALUE	IMPR 90,750	87,330	88,500	50,960
	TOTAL 98,280	97,450	98,620	61,080
ASSESSED	LAND 2,640	3,540	3,540	3,540
VALUE	IMPR 31,760	30,570	30,980	17,840
	TOTAL 34,400	34,110	34,520	21,380

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:0.502		15,000				7,530	0
Totals:	Total Acres .5020						7,530	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input checked="" type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input checked="" type="checkbox"/>	PRE ENG	<input checked="" type="checkbox"/>	
CLASS/QUALITY RANK		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input checked="" type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input checked="" type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input checked="" type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input checked="" type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT	14	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input checked="" type="checkbox"/>	INSULATED	<input checked="" type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	<input 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"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input checked="" type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS					PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					LIGHTING																	
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					<input type="checkbox"/>	FLUORESCENT					<input type="checkbox"/>	METAL HALIDE				
				2 FIXTURE BATH						STANDARD					<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD				
				3 FIXTURE BATH											<input type="checkbox"/>	MERCURY VAP					<input type="checkbox"/>					

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	901.015:Canopy			16 X 8	1	128		2006		A	F	16.00	2,050	25	0	0	1,540
B	901.002:Paving: Concrete				1	1,400		2019		A	N	.00	0	0	0	0	0

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	499.078:Utility Bldg:		14	72 X 40	1	2,880		2006		A	A	20.00	57,600	13	0	0	50,110
1	499.078:UTIL BLDG		10	40 X 52	1	2,080		2019		A	A	20.00	41,600	6	0	0	39,100

AMENITY TOTAL																0	
																TOTAL IMPR	90,750

COMMENTS



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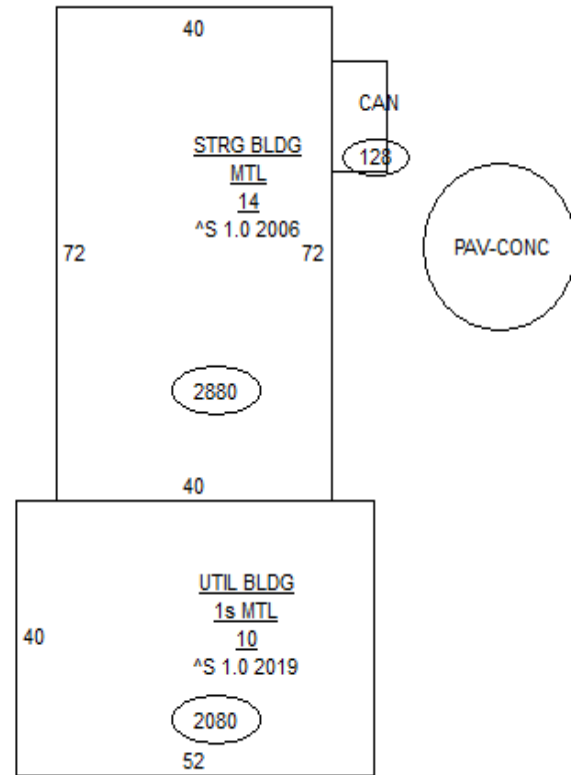
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COMMENT

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01/03/2020	126,000		WDC : 5	499	■	Pricer:	
03/17/2006	35,000		WDC : A : 197	400	□	Reviewer:	
	0		: 0	400	□	Final:	
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VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		MISC	
ESTIMATED	LAND	10,050	
MARKET VALUE	IMPR	49,860	
	TOTAL	59,910	
ASSESSED	LAND	3,520	
VALUE	IMPR	17,450	
	TOTAL	20,970	



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