

Property Class: 510

Neighborhood  
095LA50-LA50

Map: 05 E

Block:

Card: 118

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-283-020

09-033000.0200

**LEGAL INFORMATION**  
SOUTH POINTE SUBD  
FIRST ADD  
PLATTED 7/96 LOT#: 2

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

**WACKLER GARRY D**  
WACKLER GARRY D  
5256 SOUTH POINTE BLVD  
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WACKLER GARRY D	5256 SOUTH POINTE BLVD	CELINA	OH	45822	01/31/2017	132,500	2:WDC : 67	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KANAK GAILE T	5256 SOUTH POINTE BLVD	CELINA	OH	45822	06/03/2013	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	KANAK GAILE J	5256 SOUTH POINT BLVD	CELINA	OH	45822	03/29/1999	82,500	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 08/29/2011 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

**STREET/ROAD** **TOPOGRAPHY** **PU-UTILITIES-PR** **NEIGHBORHOOD** **INFLUENCE FACTORS** **PROPERTY LOCATION**

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 5256 SOUTH POINTE BLVD, CELINA  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$840.66, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.00  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE15 CORR PLMNG PER DATA MAILER  
CHANNEL  
DE17 DESKTOP REVIEW//ADD BW  
DE18 REMV HOMESTEAD  
DE18 REMOVE OWN OCC didn't return app

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F52 D75	ST440	DP71	ADJ312			16,200	0
						<b>TOTAL</b>	16,200	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	<u>LAND</u>	16,200	14,900	13,700	14,300			
VALUE	<u>IMPR</u>	97,800	61,200	58,300	59,800			
	<u>TOTAL</u>	114,000	76,100	72,000	74,100			
ASSESSED	<u>LAND</u>	5,670	5,220	4,800	5,010			
VALUE	<u>IMPR</u>	34,230	21,420	20,410	20,930			
	<u>TOTAL</u>	39,900	26,640	25,210	25,940			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

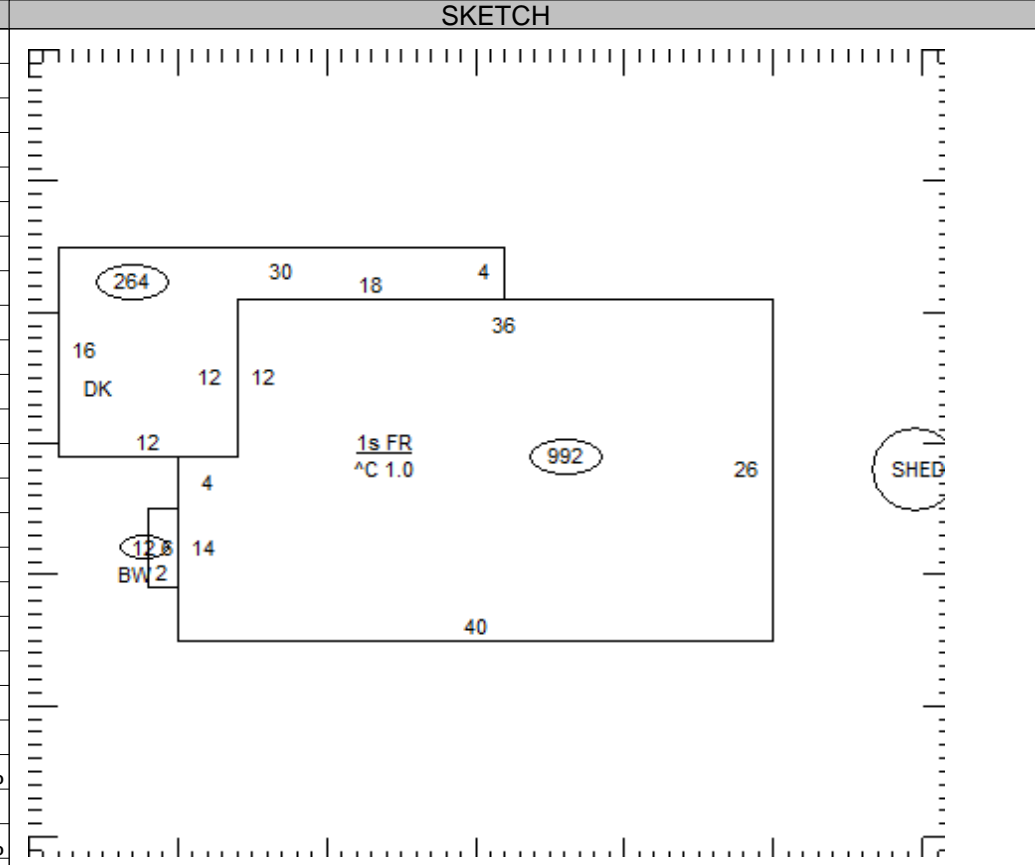
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS  5      
 BEDROOMS  3      
 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  1      
 X HALF BATH       
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	992	FR	159,990
<b>SUBTOTAL</b>			159,990
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	992 S.F.		1,640
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			2,900
<b>SUBTOTAL</b>			168,160
GRADE FACTOR			85 %
<b>UNADJUSTED VALUE</b>			142,940
<b>FACTOR</b>			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	992	D+		1997		A	142,940	28	102,920		97,800
1 Shed	PP	8x12	96	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-033000.0200 TOTAL 97,800

**COMMENTS**

IRREGULAR LOT  
 Dwelling has an Economic Factor of 95%