



09-033000.4200

FRANKLIN TWP / CELINA SD

09-20-282-054

Page 1 of 1
Property Class: 510
Neighborhood 095CL50-CL50
Map: Block: Card:
Bk: Pg:

**ADAMS RANDY L & CLAUDIA B**  
ADAMS RANDY L & CLAUDIA B  
6941 HERON DR  
CELINA, OH 45822  
Created in 2004 From - . 0 due to Split

**LEGAL INFORMATION**  
SOUTH POINTE SUBDIVISION  
THIRD ADD  
LOT#: 42

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ADAMS RANDY L & CLAUDIA B	6941 HERON DR	CELINA	OH	45822	08/28/2023	235,000	WDC : 525	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BRUENING GREGORY B &	847 CLAYMORE CT	TIPP CITY	OH	45371	09/23/2005	149,300	WDC : A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	JELA CORP	909 E WAYNE ST	CELINA	OH	45822	10/06/2004	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO    LISTER: DA    DATE: 06/22/2005    TIME: 12:00:00 AM     LETTER     LETTER REC'D    GIS CODE

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

<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6941 HERON DR	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,164.50, Other	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE10 CORR SKETCH AND COND/GRADE	
						DE09 CORR PLMG PER DATA MAILER	

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F57 D75	ST710	DP71	ADJ504			28,700	0
<b>TOTAL</b>							28,700	0

**VALUATION SUMMARY**

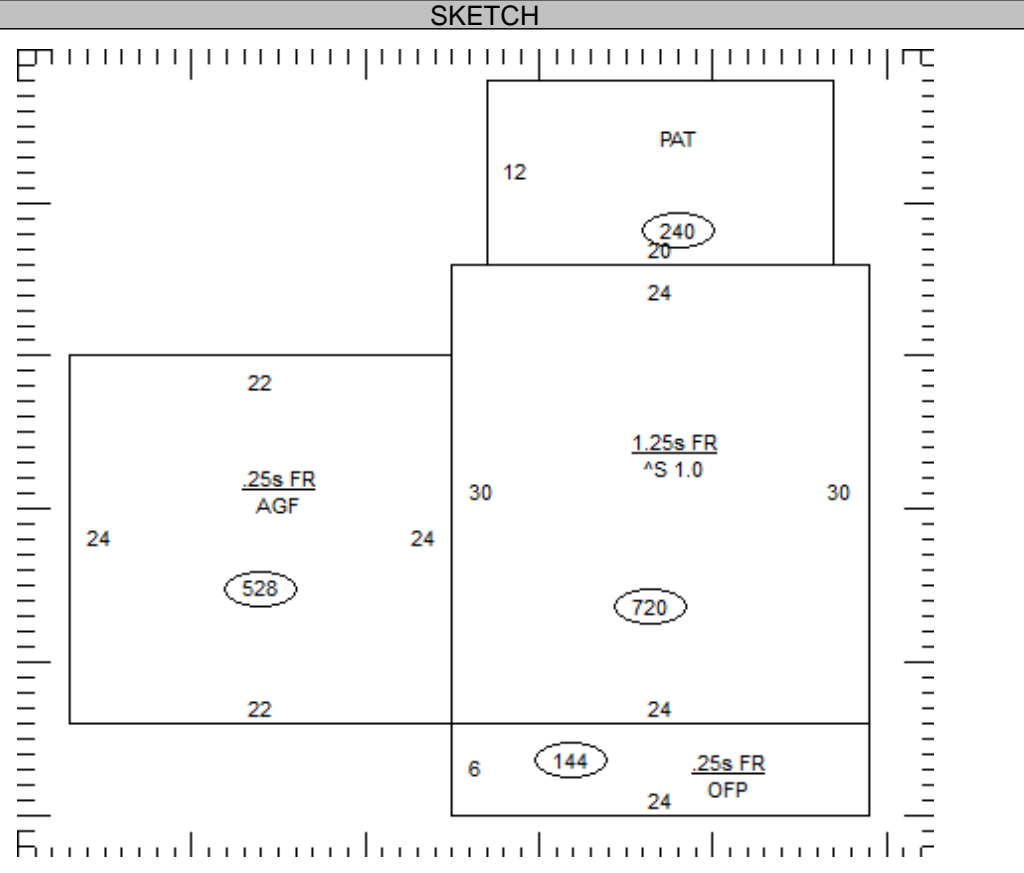
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	28,700	21,200	20,200
VALUE	IMPR	158,900	107,500
	TOTAL	187,600	128,700
ASSESSED	LAND	10,050	7,420
VALUE	IMPR	55,620	37,630
	TOTAL	65,670	45,050
			119,300
			41,760

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	720	FR	124,770
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	348	FR	55,000
<b>BUILDING TYPE</b>	<input 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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<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"/>
ACCOMMODATIONS					
# OF ROOMS		4	2		
BEDROOMS		1	2		
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 checked="" type="checkbox"/>	<input checked="" 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 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"/>
GEO THERMAL	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/>
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

SUBTOTAL		179,770
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,068 S.F.	1,760
PLUMBING #	2	2,420
GARAGES & CARPORTS		13,100
EXTRA FEATURES		3,300
SUBTOTAL		200,350
GRADE FACTOR		100 %
UNADJUSTED VALUE		200,350
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,068	C		2005		A	200,350	17	166,290	UF9	158,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-033000.4200	<b>TOTAL</b>	158,900
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**COMMENTS**

Dwelling has an Economic Factor of 105%