



09-033100.0000

FRANKLIN TWP
 CELINA SD
 09-20-283-001

LEGAL INFORMATION

NE COR SE NE

Acres:7.0880

RTS: 003-06-20
STRAWN DENNIS R & BETTY K
 STRAWN DENNIS R & BETTY K
 7343 STATE ROUTE 197
 CELINA, OH 45822

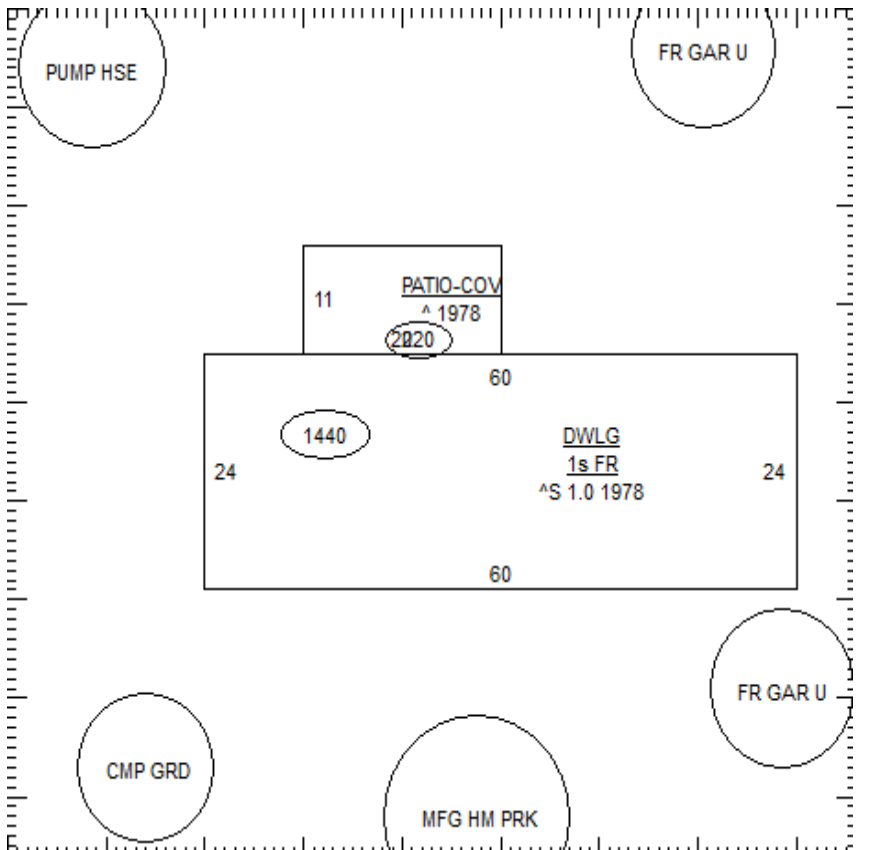
Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$7,245.04, Other Assessment=\$0.00
 DE23 REMOVE BOR FUNCTIONAL
 DE20 HOLD BOR FNC
 DE17 DESKTOP RVW CHGS: ADJ PRICING
 PART OF M-H PARK SITS HERE 13 PADS OF THE 36 SITES. BAL IS ON
 09-024600.0000 THERE IS 4.08 AC. PER JEREMY HINTON
 P & J CULLERS QUALIFY FOR HOMESTEAD ON THEIR DWELLING
 DE23 NEW SURVEY

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		07/11/23
05/02/2023	0		2:QCE : X : 0	415	<input type="checkbox"/>	Pricer:	
11/01/2018	700,000		5:WDC : 861	415	<input checked="" type="checkbox"/>	Reviewer:	
08/10/2010	0		QCE : X : 0	415	<input type="checkbox"/>	Final:	
	0		: 0	415	<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2020	2019
REASON FOR CHANGE	MISC	MISC	RAPP	BOR
ESTIMATED	54,220	43,310	35,820	35,820
MARKET VALUE	211,530	340,930	334,890	337,270
	TOTAL	265,750	370,710	373,090
ASSESSED	18,980	15,160	12,540	12,540
VALUE	74,040	119,330	117,210	118,040
	TOTAL	93,020	129,750	130,580

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:7.088		15,000				54,220	0
Totals:	Total Acres 7.0880						54,220	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 type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input 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 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 type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input 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 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		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 type="checkbox"/>	INSULATED	<input 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 type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	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					A												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					FLUORESCENT					<input type="checkbox"/>	METAL HALIDE					
				2 FIXTURE BATH						STANDARD					<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD				
YARD ITEMS				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
R 499.033:Garage: DetachedFrame/Bloc			22 X 40	1	880		1965		A	A	36.00	31,680	42	0	0	18,370
S 499.033:Garage: DetachedFrame/Bloc			24 X 30	1	720		1965		A	A	36.00	25,920	42	0	0	15,030
T 499.100: Pump House B/F=corrugated			10 X 8	1	80		1965		A	B	14.00	1,120	47	0	0	590
U 416.084:Campground with gravel/mul				1		25	1965		A	B	110.00	2,750	0	0	0	2,750
V 415.007:MH Park 187.50 to 212.49				1		13	1965		A	B	13,400.00	174,200	0	0	0	174,200

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 510.120:DWLG			24 X 60	1	1,440		1978		A	F	61.00	87,840	38	0	0	54,460
1 901.004:PATIO-COV			11 X 20	1	220		1978		A	F	4.00	880	60	0	0	350

AMENITY TOTAL																0	
LESS LAND: 54,220																TOTAL IMPR	211,530

COMMENTS

216 L/F OF DOCKS THERE ARE 13 OF THE 36 M-H SITES ON THIS PARCEL BAL. IS ON 09-0244600.0000 (Rollback Basis=\$54,810)



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NE COR SE NE

Acres:7.0880

RTS: 003-06-20
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 CELINA, OH 45822

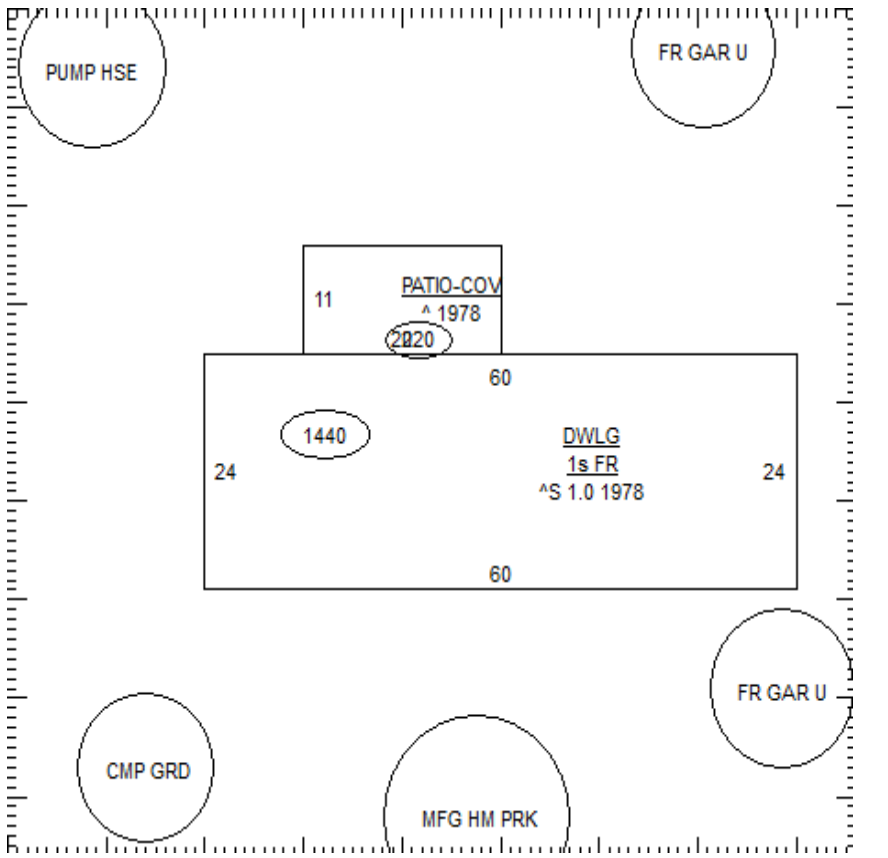
Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 BOR: 18-23 RECOMMENDATION: HEARING

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	07/11/23
		0	: 0	415	<input type="checkbox"/> Pricer:	
					<input type="checkbox"/> Reviewer:	
					<input type="checkbox"/> Final:	
					<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY				
VALUE YEAR	2018	2018	2017	2017
REASON FOR CHANGE	MISC	MISC	RAPP	MISC
ESTIMATED	35,820	35,820	35,820	33,820
MARKET VALUE	218,810	218,810	218,810	200,940
	<u>TOTAL</u>	254,630	254,630	234,760
ASSESSED	12,540	12,540	12,540	11,840
VALUE	76,580	76,580	76,580	70,330
	<u>TOTAL</u>	89,120	89,120	82,170

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 7.0880					54,220	0	54,220



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

H.V.A.C.			FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE					MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD					WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T					MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET					CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL					PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT					SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD					STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING						LIGHTING										
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES						FLUORESCENT					METAL HALIDE
				2 FIXTURE BATH					STANDARD						SODIUM VAP					STANDARD
YARD ITEMS				3 FIXTURE BATH											MERCURY VAP					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL															0	
LESS LAND: 54,220															TOTAL IMPR	211,530

COMMENTS