

FRANKLIN TWP / CELINA SD

09-20-283-010

09-034100.0000

LEGAL INFORMATION

DAVIS ADDITION

LOT#: 8

BEDWELL BRYCE A

BEDWELL BRYCE A
6313 AINSWORTH RD
OHIO CITY, OH 45874

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BEDWELL BRYCE A	6313 AINSWORTH RD	OHIO CITY	OH	45874	11/16/2020	100,000	WDC : 854	<input type="checkbox"/>	<input type="checkbox"/>
2	GNZ PROPERTIES LLC	7440 ST RTE 703	CELINA	OH	45822	10/03/2019	65,000	WDC : 675	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	CRUSIE THEODORE S &	25335 CRESTWATER DR	LEESBURG	FL	34748	06/13/2016	85,000	WDC : 392	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 06/24/2005 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 5295 KARAFIT RD, MONTEZUMA

GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT

DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,130.06, Other

SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00

CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE10 ADD CPY/DK

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D88	ST710 DP76 ADJ540				27,000	0	
						TOTAL	27,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
APPRAISED VALUE	LAND 27,000	20,000	19,000	19,000
	IMPR 78,600	47,200	46,000	51,900
	TOTAL 105,600	67,200	65,000	70,900
ASSESSED VALUE	LAND 9,450	7,000	6,650	6,650
	IMPR 27,510	16,520	16,100	18,170
	TOTAL 36,960	23,520	22,750	24,820

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

FLOOR	AREA	CONST	VALUE
1	892	FR	148,430

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			148,430
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	892 S.F.		1,470
PLUMBING #	0		0
GARAGES & CARPORTS			9,000
EXTRA FEATURES			7,300
SUBTOTAL			166,200
GRADE FACTOR			85 %
UNADJUSTED VALUE			141,270
FACTOR			100 %

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

SUBTOTAL			148,430
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	892 S.F.		1,470
PLUMBING #	0		0
GARAGES & CARPORTS			9,000
EXTRA FEATURES			7,300
SUBTOTAL			166,200
GRADE FACTOR			85 %
UNADJUSTED VALUE			141,270
FACTOR			100 %

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

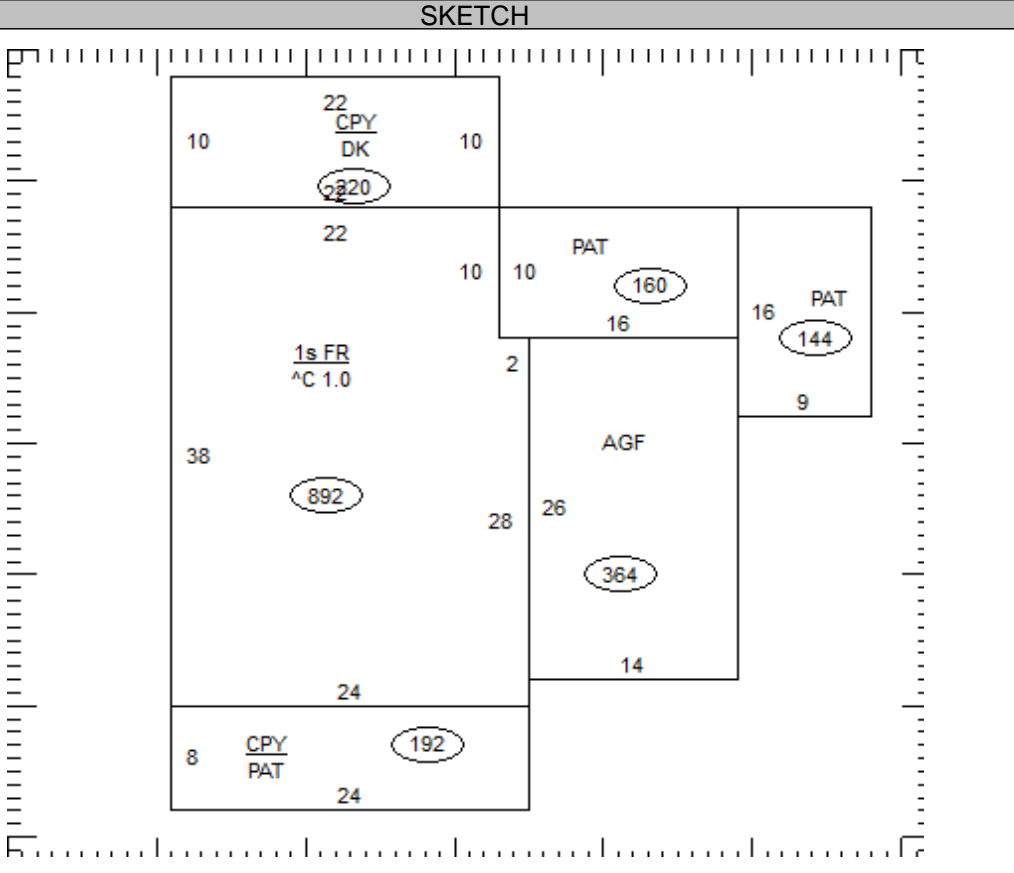
SUBTOTAL			166,200
GRADE FACTOR			85 %
UNADJUSTED VALUE			141,270
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 2
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	892	D+		1955		A	141,270	47	74,870		78,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C
 PLUMBING BASE

X FULL BATH
 X HALF BATH
 X FIXTURES



09-034100.0000

TOTAL 78,600

COMMENTS

Dwelling has an Economic Factor of 105%

FRANKLIN TWP / CELINA SD

09-20-283-010

Property Class: 510

Neighborhood
095CL50-CL50

Map: 05 E

Block:

Card: 128

Bk: Pg:

09-034100.0000

BEDWELL BRYCE A

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6313 AINSWORTH RD
OHIO CITY, OH 45874

LEGAL INFORMATION

DAVIS ADDITION

LOT#: 8

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUNN JOYCE	5295 KARAFIT RD	CELINA	OH	45822	06/13/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	DUNN RICHARD & JOYCE	5295 KARAFIT RD	CELINA	OH	45822	07/13/2005	87,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MAPLE LEAF INVESTMENTS	PO BOX 438	DELAWARE	OH	43015	06/10/2005	56,900	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	5295 KARAFIT RD, MONTEZUMA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<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"/> F. RESTRICT	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						27,000	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<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 type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CARPET	<input type="checkbox"/>	<input 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 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"/>				

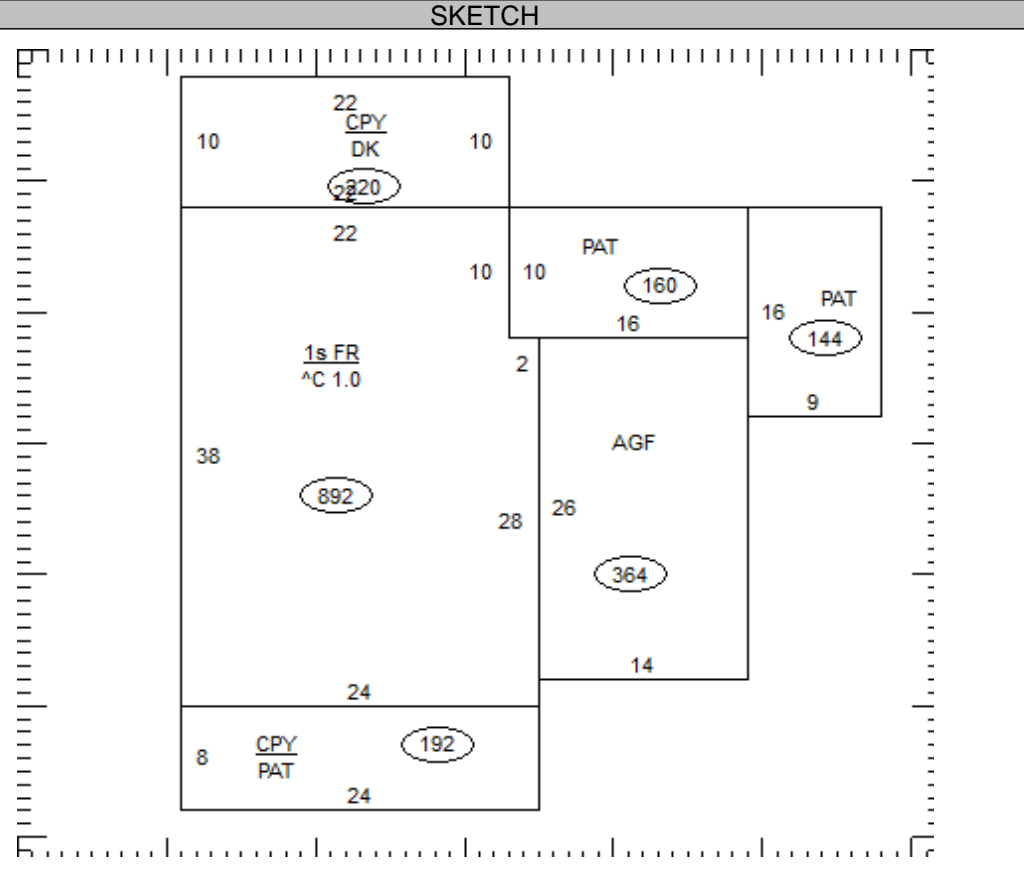
ACCOMMODATIONS									
# OF ROOMS									
BEDROOMS									
FIREPLACES									
HEAT & AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

NO HEAT	CTRL HEAT	HW/STEAM	ELECTRIC	HEAT PUMP	FLR/WALL	STVE/SPCE	GEO THERMAL	OUTSIDE	CTRL A/C
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE								
<input type="checkbox"/>	<input type="checkbox"/>								

X FULL BATH									
X HALF BATH									
X FIXTURES									

SUBTOTAL	0
MULTI-FAMILY #	0
BUILDING TYPE	000%
BSMT FINISH	0 S.F.
FIREPLACE #	0
HEATING	0 S.F.
AIR COND	0 S.F.
PLUMBING #	0
GARAGES & CARPORTS	0
EXTRA FEATURES	0
SUBTOTAL	0
GRADE FACTOR	%
UNADJUSTED VALUE	0
FACTOR	%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS

FRANKLIN TWP / CELINA SD

09-20-283-010

Property Class: 510

Neighborhood

095CL50-CL50

Map: 05 E

Block:

Card: 128

Bk: Pg:

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OHIO CITY, OH 45874

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TOBIN ROBERT M	5295 KARAFIT RD PO BOX	MONTEZUMA	OH	45866	09/29/1995	38,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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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 checked="" 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	5295 KARAFIT RD, MONTEZUMA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							27,000	0

VALUATION SUMMARY

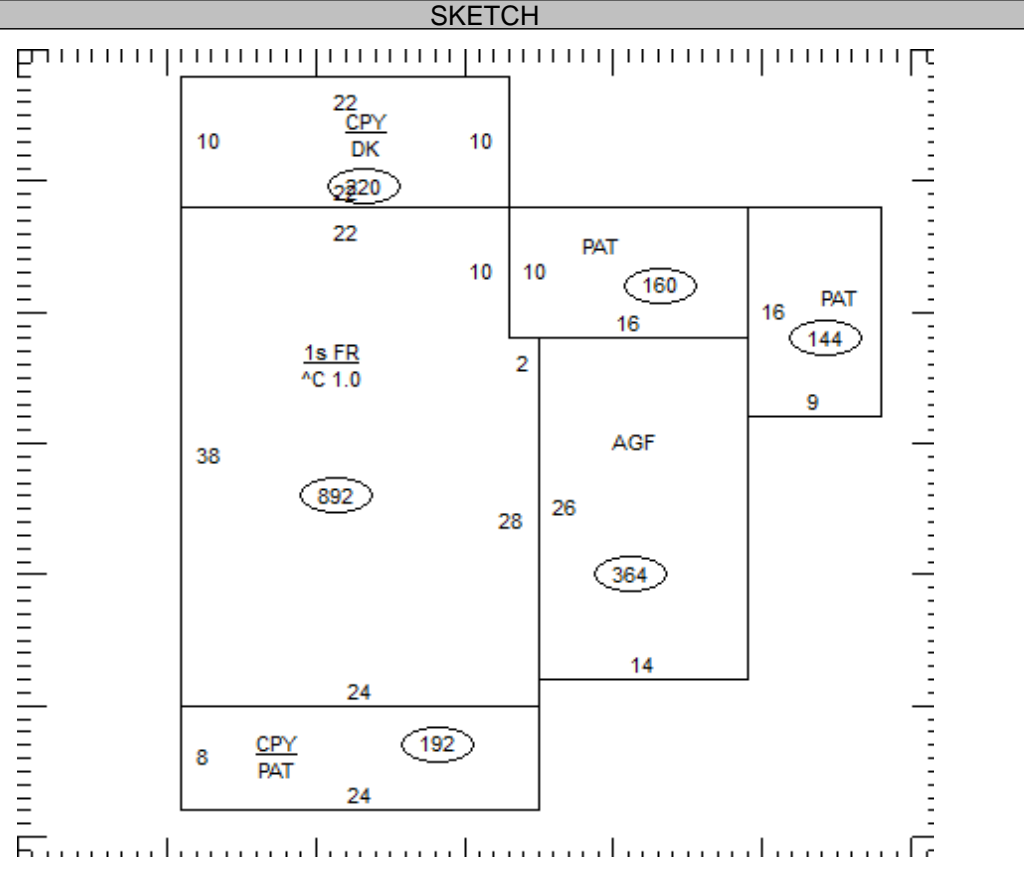
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<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 type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input 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 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					
BEDROOMS					
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-034100.0000

TOTAL 0

COMMENTS