

09-051800.0100

CARLSON JIM & CHARLEEN

CARLSON JIM & CHARLEEN
5294 SPRINGFIELD JAMESTOWN RD
SPRINGFIELD, OH 45502

LEGAL INFORMATION

HILLSIDE NORTH
LOT #1 & SECTION GROUND
RTS: 003-06-20
Acres:0.0229 M:0.0000

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------------|----------------------|-------------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | CARLSON JIM & CHARLEEN | 5294 SPRINGFIELD | SPRINGFIELD | OH | 45502 | 10/16/2018 | 65,000 | WDC : 803 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | LAWRENCE DALE & DEB | 87397 ROSES BLUFF RD | YULEE | FL | 32097 | 08/12/2016 | 55,000 | WDC : 543 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | BLOSSER KEITH D & KAREN L | 7587 TULLYMORE DR | DUBLIN | OH | 43016 | 06/11/2008 | 69,000 | WDC : A : 388 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X: TTO LISTER: DATE: 10/15/2013 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

| 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 type="checkbox"/> | <input checked="" type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | HILLSIDE CT, CELINA | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT | | |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS <input type="checkbox"/> | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$896.56, Other | | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <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 checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU | DE09 ADD BOATHSE/RMV VAC | | |
| LAND COMPUTATIONS | | | | | | | | |
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
| F:Front | F20 D150 | ST650 | DP100 | ADJ650 | E:0.4 | | 7,800 | 0 |
| F:Front | F80 D185 | ST650 | DP110 | ADJ715 | | | 57,200 | 0 |
| | | | | | TOTAL | | 65,000 | 0 |

DE13 CORR SEC GRND TO FF PRICING/ALLOW INF FACTOR

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2020 | 2017 | | | | |
|-------------------|---------------------|--------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRAISED VALUE | <u>LAND</u> 65,000 | 50,000 | 45,000 | | | | |
| | <u>IMPR</u> 3,200 | 3,300 | 3,000 | | | | |
| | <u>TOTAL</u> 68,200 | 53,300 | 48,000 | | | | |
| ASSESSED VALUE | <u>LAND</u> 22,750 | 17,500 | 15,750 | | | | |
| | <u>IMPR</u> 1,120 | 1,160 | 1,050 | | | | |
| | <u>TOTAL</u> 23,870 | 18,660 | 16,800 | | | | |

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

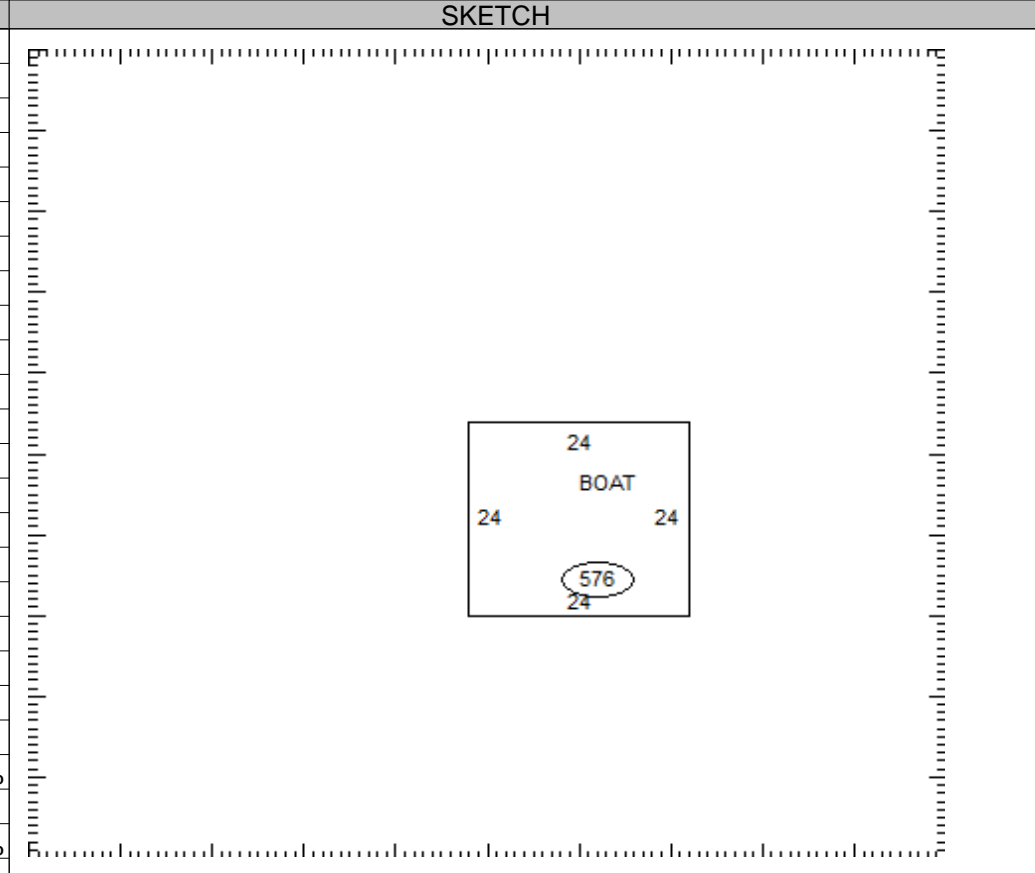
EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

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

| | | |
|-------------------------|--------|---|
| 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 | | % |



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

ACCOMMODATIONS
 # OF ROOMS
 BEDROOMS
 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

| 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 | | | | | | | | | | | | | |

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

| | | |
|----------------|--------------|---|
| 09-051800.0100 | TOTAL | 0 |
|----------------|--------------|---|

COMMENTS