



09-051800.1800

FRANKLIN TWP / CELINA SD

09-20-334-018

Page 1 of 1
Property Class: 510
Neighborhood
095CL80-CL80
Map: 05 C
Block:
Card: 18
Bk: Pg:

ROOP DANIEL M & LISA NOWICKI -
ROOP DANIEL M & LISA NOWICKI -
1505 SOUTH LAKE CT
CELINA, OH 45822
Created in 2003 From - . 0 due to Split

LEGAL INFORMATION
HILLSIDE NORTH

LOT#: 18

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 ROOP DANIEL M & LISA	1505 SOUTH LAKE CT	CELINA	OH	45822	04/12/2018	190,000	WDC : 223	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 STROPE RALPH M & CAROL L	5105 SOUTH LAKE CT	CELINA	OH	45822	11/21/2006	219,500	WDC : A : 922	<input type="checkbox"/>	<input type="checkbox"/>
3 KLOSTERMAN DEVELOPMENT	5038 LAKEVISTA LN	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 05/21/2009 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 5105 SOUTH LAKE CT, CELINA

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

DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,243.80, Other

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

CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE09 ADD SHED

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F119 D154	ST650	DP101	ADJ657			78,200	0
TOTAL							78,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017	2017		
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC		
APPRAISED LAND	78,200	60,100	54,100	67,800	67,800		
VALUE IMPR	190,300	137,100	119,500	117,200	117,600		
TOTAL	268,500	197,200	173,600	185,000	185,400		
ASSESSED LAND	27,370	21,040	18,940	23,730	23,730		
VALUE IMPR	66,610	47,990	41,830	41,020	41,160		
TOTAL	93,980	69,030	60,770	64,750	64,890		

OCCUPANCY		EXTERIOR	
<input checked="" 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 checked="" 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 checked="" 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"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

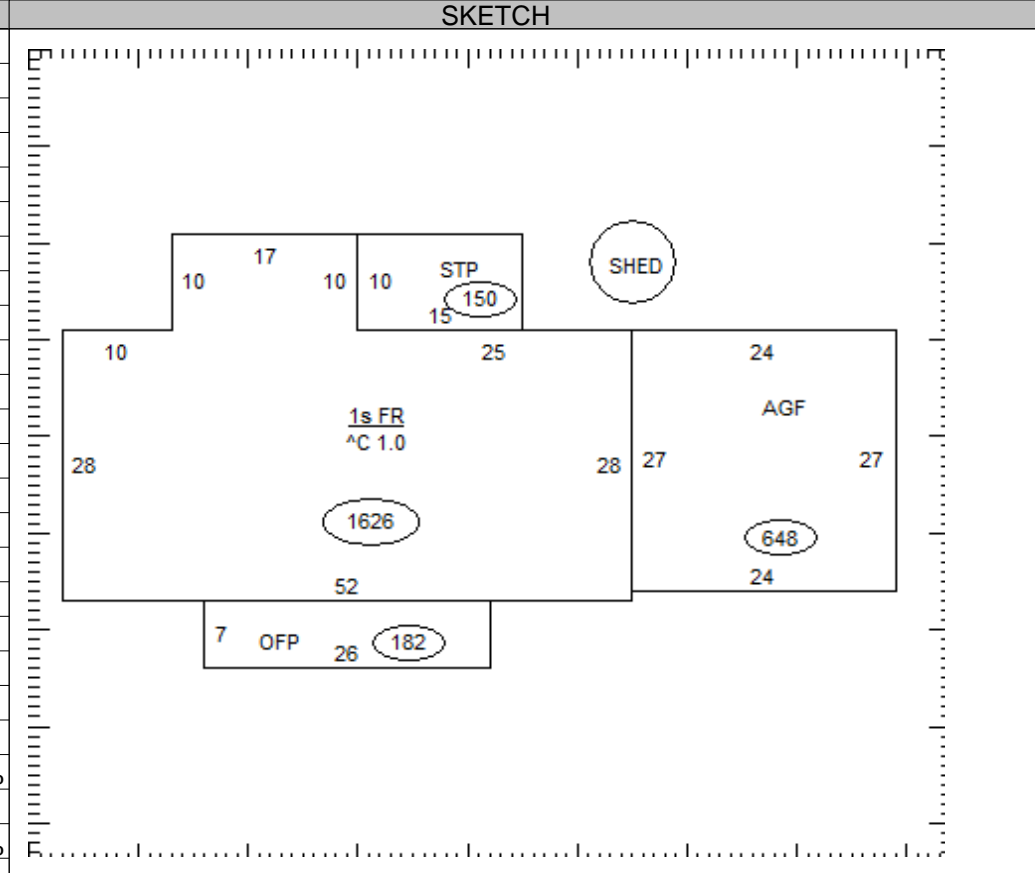
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS		B	1	2	3	U
# OF ROOMS		6				
BEDROOMS		3				
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
X FULL BATH		1	
X HALF BATH			
X FIXTURES		1	

FLOOR	AREA	CONST	VALUE
1	1626	FR	210,550
SUBTOTAL			210,550
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,626 S.F.		2,680
PLUMBING #	4		4,840
GARAGES & CARPORTS			16,000
EXTRA FEATURES			4,400
SUBTOTAL			238,470
GRADE FACTOR			100 %
UNADJUSTED VALUE			238,470
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,626	C		2006		A	238,470	16	200,310		190,300
1 Shed		8x16	128	C		2006		A		29			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-051800.1800 TOTAL 190,300

COMMENTS

Dwelling has an Economic Factor of 95%