

Property Class: 510

Neighborhood
095LF50-LF50

Map: 05A

Block:

Card: 42

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-351-005

09-057700.0100

HESS BRENT R & SARA L
HESS BRENT R & SARA L
6456 OLDING RD
MARIA STEIN, OH 45860

LEGAL INFORMATION

PT SW SW-BALLINGER PARK
SW COR LOT 9-ALSO W END
VACATED ST. & AC. WEST TO WATER EDGE

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------------|--------------------|-------------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | HESS BRENT R & SARA L | 6456 OLDING RD | MARIA STEIN | OH | 45860 | 02/01/2019 | 105,000 | 2:WDC : 56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HECKMAN THEODORE D & | PO BOX 41 | MINSTER | OH | 45865 | 07/26/2013 | 109,000 | 2:WDC : 488 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | CLINE THOMAS E | 2039 BROOKRIDGE DR | DAYTON | OH | 45431 | 05/19/2009 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JL DATE: 03/05/2014 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 checked="" type="checkbox"/> WATER <input type="checkbox"/> | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 6591 BRUCE RD | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT TY2022:Net Gen=\$1,638.38, Other Assessment=\$0.00 DE09 AD FP PER DATA MAILER DE12 CORRECTED LOT SIZE DE17 RMV BOR FNC DE22 ADD AC, CNTRL HEAT, RMV FP; PER MAILER BOR: 13-07 RECOMMENDATION: OFFER. Valid, Arm-length Sale 07/26/2013 \$109,000 for both lots. (Mod SM:)564 | | |
| <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 | | | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | | | |
| <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 | | | |
| | | | | | | | | |

| LAND COMPUTATIONS | | | | | | | |
|-------------------|----------|--------|------|---------|-----|--------|----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| F:Front | F49 D144 | ST1380 | DP98 | ADJ1352 | | 66,200 | 0 |
| | | | | | | TOTAL | 66,200 0 |

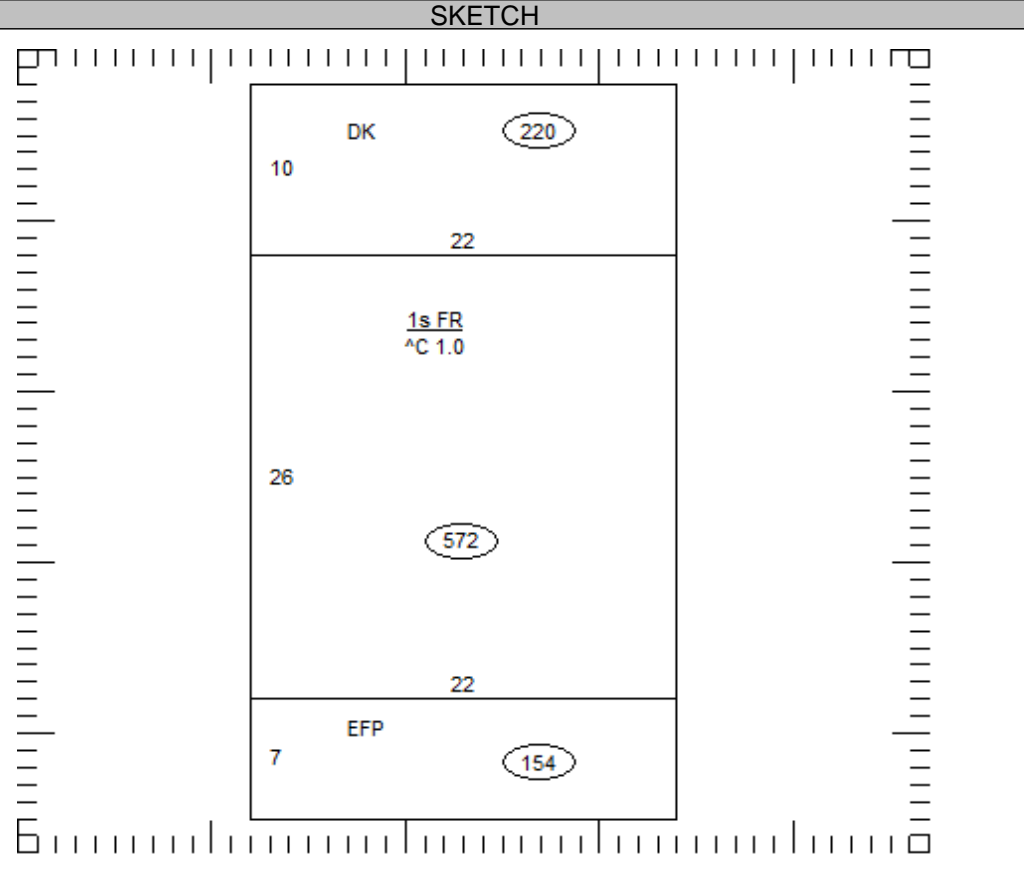
| VALUATION SUMMARY | | | | | | | |
|-------------------|-------|---------|--------|--------|--------|--------|--|
| VALUE YEAR | 2023 | 2022 | 2020 | 2017 | 2017 | | |
| REASON FOR CHANGE | RAPP | MISC | RAPP | RAPP | MISC | | |
| APPRAISED | LAND | 66,200 | 66,100 | 66,100 | 62,400 | 62,400 | |
| VALUE | IMPR | 46,100 | 31,300 | 32,000 | 30,200 | 28,400 | |
| | TOTAL | 112,300 | 97,400 | 98,100 | 92,600 | 90,800 | |
| ASSESSED | LAND | 23,170 | 23,140 | 23,140 | 21,840 | 21,840 | |
| VALUE | IMPR | 16,140 | 10,960 | 11,200 | 10,570 | 9,940 | |
| | TOTAL | 39,310 | 34,100 | 34,340 | 32,410 | 31,780 | |

| | | | |
|--|-----------------------------|--|-------------------------------|
| 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 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 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 | | | | | | |
| # OF ROOMS | | 2 | | | | |
| BEDROOMS | | 1 | | | | |
| 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"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input checked="" 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"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | BASE <input checked="" type="checkbox"/> | | | | |
| X FULL BATH | | | | | | |
| X HALF BATH | | | | | | |
| X FIXTURES | | | | | | |

| FLOOR | AREA | CONST | VALUE |
|-------------------------|----------|-------|---------|
| 1 | 572 | FR | 102,080 |
| SUBTOTAL | | | 102,080 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 572 S.F. | | 940 |
| PLUMBING # | 0 | | 0 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 6,700 |
| SUBTOTAL | | | 109,720 |
| GRADE FACTOR | | | 70 % |
| UNADJUSTED VALUE | | | 76,800 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 572 | D- | | 1920 | | A | 76,800 | 50 | 38,400 | | 46,100 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

09-057700.0100 TOTAL 46,100

COMMENTS

FRONTS ON WATER
Dwelling has an Economic Factor of 120%

