

Property Class: 510

Neighborhood  
095CL80-CL80

Map: 05B

Block:

Card: 72

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-376-012

09-062100.0124

**MAIER ELIZABETH A DURNELL- TRUSTEE**  
MAIER ELIZABETH A DURNELL- TRUSTEE  
6678 HILLSIDE CT  
CELINA, OH 45822

**LEGAL INFORMATION**  
HILLSIDE PHASE II  
  
LOT#: 24

**QUALIFIED CREDITS:**  
**HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MAIER ELIZABETH A	6678 HILLSIDE CT	CELINA	OH	45822	05/19/2023	622,500	WDC : 271	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TEAGUE WILLIAM RAY	6678 HILLSIDE CT	CELINA	OH	45822	09/30/2009	285,000	WDC : A : 561	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MCDONOUGH DAVID J &	6618 BURKETTSVILLE ST	CELINA	OH	45822 -8899	10/31/1995	36,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

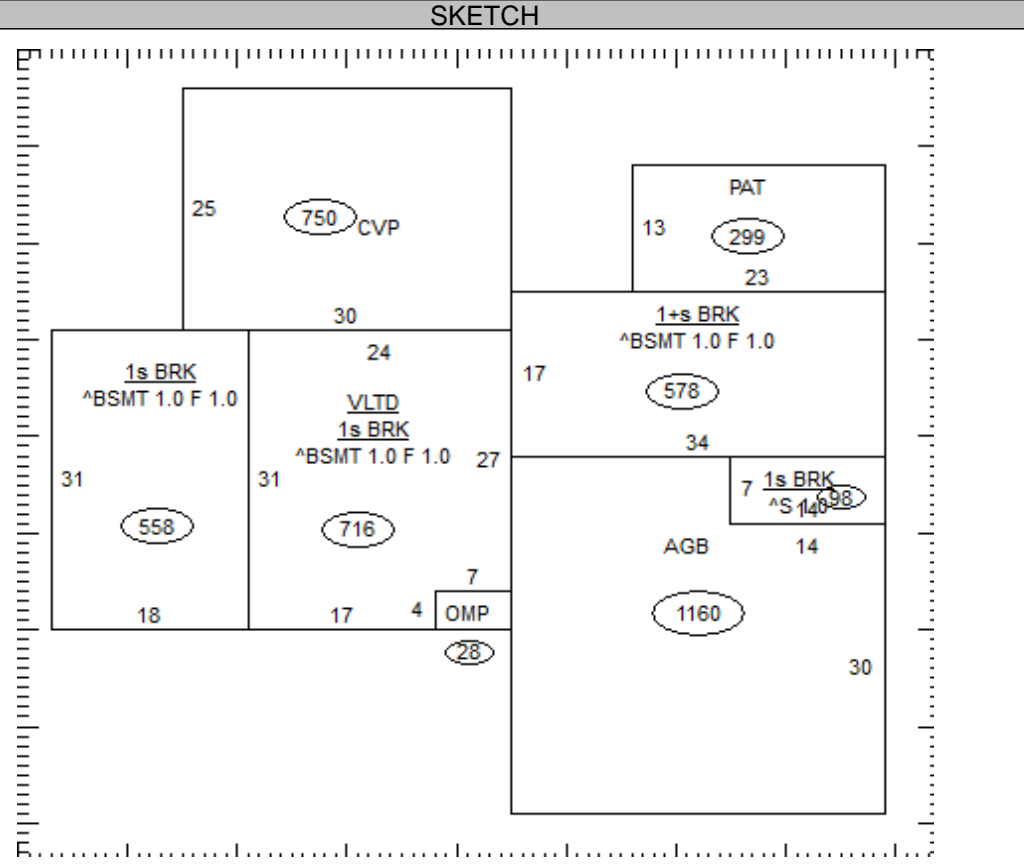
X:  TTO LISTER: btc DATE: 06/18/2009 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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	6678 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	<b>COMMENT</b> TY2022:Net Gen=\$4,575.50, Other Assessment=\$0.00 DE15 CORR FIN BSMNT, CENT AIR, FP, PLUMBING AND COVERED PORCH/PER DATA MAILER DE09 PER/phone call from prospective buyer this has 75% finished bsmnt w/ addtnl kitchen CHANNEL LOT DE23 FOR SALE 4/25/2023 \$672,000			
<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 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU				
<b>LAND COMPUTATIONS</b>									
<b>LAND TYPE</b>	<b>SIZE</b>	<b>M</b>	<b>RATE</b>	<b>C</b>	<b>INF</b>	<b>M</b>	<b>VALUE</b>	<b>C</b>	
F:Front	F95 D224		ST650 DP115 ADJ748				71,100	0	
						<b>TOTAL</b>	71,100	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	LAND	71,100	54,600	49,200				
VALUE	IMPR	328,900	248,600	229,500				
	TOTAL	400,000	303,200	278,700				
ASSESSED	LAND	24,890	19,110	17,220				
VALUE	IMPR	115,120	87,010	80,330				
	TOTAL	140,010	106,120	97,550				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1950	BRK	246,380
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	+	0	BRK	6,570
<b>BUILDING TYPE</b>	<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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input checked="" 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				
<b>FLOORS</b>	B 1 2 3 U	BSMT	1852		26,480
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			279,430
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	1,852 S.F.		26,480
<b>INT. FINISH</b>	B 1 2 3 U	FIREPLACE #	1		4,400
PLASTER/DW	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	3,802 S.F.		6,280
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	11		13,310
<b>ACCOMMODATIONS</b>		GARAGES & CARPORTS			32,400
# OF ROOMS	4 7	EXTRA FEATURES			23,700
BEDROOMS	3 3	<b>SUBTOTAL</b>			386,000
FIREPLACES	1	GRADE FACTOR			115 %
HEAT & AC	B 1 2 3 U	<b>UNADJUSTED VALUE</b>			443,900
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
CTRL HEAT	<input checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>				
X FULL BATH	1 1				
X HALF BATH					
X FIXTURES	1 4				



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,950	B-		1997		A	443,900	22	346,240		328,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 328,900

**COMMENTS**  
 Dwelling has an Economic Factor of 95%