

Property Class: 510

Neighborhood  
095CL40-CL80

Map: 04A

Block:

Card: 54

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-21-277-001

09-063400.0101

**REEDER KEITH A & SHARON L**  
REEDER KEITH A & SHARON L  
5257 PRAIRIE VIEW DR  
CELINA, OH 45822

**LEGAL INFORMATION**  
AQUA VIEW ESTATES  
PHASE I ALSO LOT 2  
LOT#: 1

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

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REEDER KEITH A & SHARON L	5257 PRAIRIE VIEW DR	CELINA	OH	45822	08/20/2021	538,000	WDC : 692	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARNER SHERYL	5257 PRAIRIE VIEW DR	CELINA	OH	45822	04/02/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	HARNER MICHAEL & SHERYL	7140 MERCER RD	MENDON	OH	45862	04/02/2012	370,000	SUC : S : 152	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 08/25/2006 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5257 PRAIRIE VIEW DR		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$6,567.74, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<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 type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP REVIEW//ADD PATIO		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F208 D139	ST600	DP96	ADJ576		119,800		0
TOTAL						119,800		0

DE21 RMV FNC ON LAND, CHG COND FROM AVG TO GOOD  
BOR: 18-06 RECOMMENDATION: SETTLEMENT OFFER; ADJUST COND FROM GOOD TO AVE  
BOR 14-21 RECOMMENDATION: SETTLEMENT OFFER: ADJ GRADE, COR PLM EX FIX, ALLOW INF FCTR ON LAND DUE TO SIZE/LOC ON CHANNEL  
BOR 09-21

**VALUATION SUMMARY**

VALUE YEAR	2023	2022	2021	2020	2019	2017	2017	
REASON FOR CHANGE	RAPP	BOR	MISC	RAPP	BOR	RAPP	MISC	
APPRAISED	LAND	119,800	92,200	92,200	73,800	70,200	70,200	90,100
VALUE	IMPR	449,100	332,100	375,700	358,600	353,700	365,800	371,500
	TOTAL	568,900	424,300	467,900	432,400	423,900	436,000	461,600
ASSESSED	LAND	41,930	32,270	32,270	25,830	24,570	24,570	31,540
VALUE	IMPR	157,190	116,240	131,500	125,510	123,800	128,030	130,030
	TOTAL	199,120	148,510	163,770	151,340	148,370	152,600	161,570

<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
<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 checked="" 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
CONCRETE	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

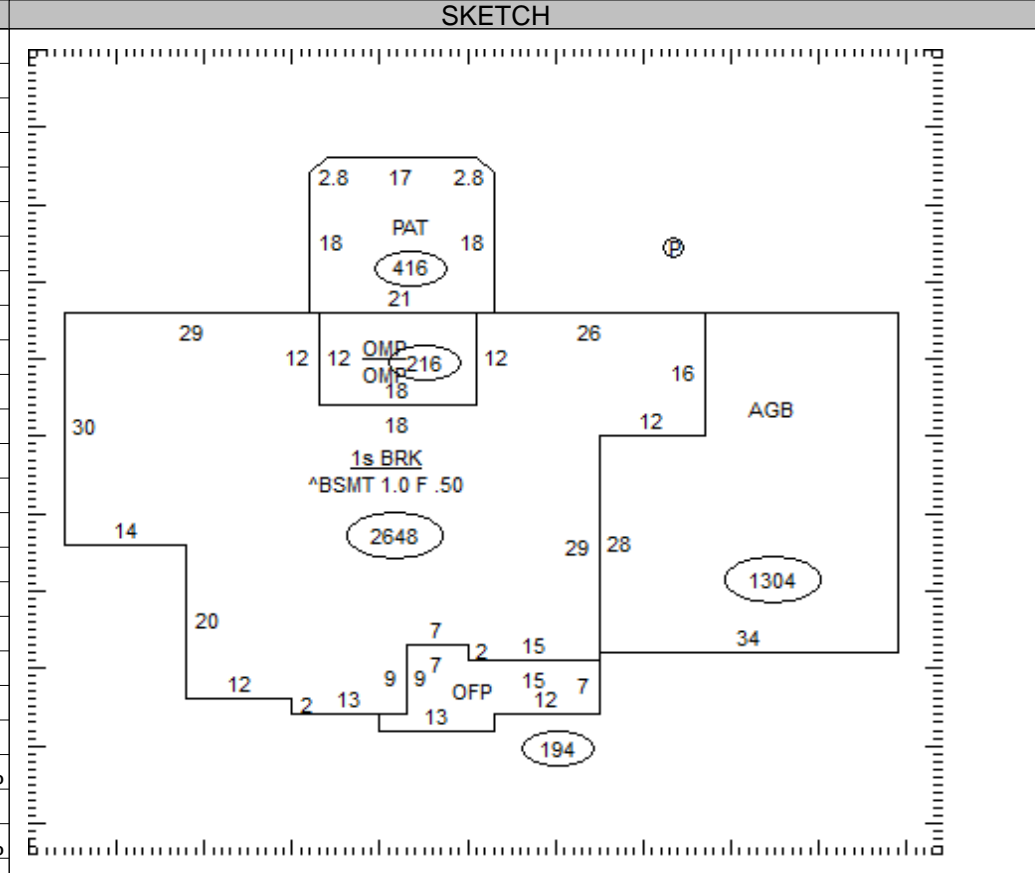
<b>INT. FINISH</b>	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input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

<b>ACCOMMODATIONS</b>					
# OF ROOMS	3	6			
BEDROOMS	1	3			
FIREPLACES	1				
<b>HEAT &amp; AC</b>	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 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		1			
X FIXTURES	1	2			

FLOOR	AREA	CONST	VALUE
1	2648	BRK	304,040
BSMT	2648		37,870
<b>SUBTOTAL</b>			<b>341,910</b>
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,324 S.F.		18,930
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	3,972 S.F.		6,550
PLUMBING #	11		13,310
GARAGES & CARPORTS			36,500
EXTRA FEATURES			12,800
<b>SUBTOTAL</b>			<b>434,400</b>
GRADE FACTOR			130 %
<b>UNADJUSTED VALUE</b>			<b>564,720</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,648	B+		2002		A	564,720	19	457,420		448,300
1 Patio		9x35	315	C	4.05	2002		A	1,280	37	810		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-063400.0101

TOTAL 449,100

**COMMENTS**

GAS FIREPLACE FULL KITCHEN IN BASEMENT  
 Dwelling has an Economic Factor of 98% (Rollback Basis=\$568,100)

Property Class: 510

Neighborhood

095CL40-CL80

Map: 04A

Block:

Card: 54

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-21-277-001

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**LEGAL INFORMATION**

AQUA VIEW ESTATES

PHASE I ALSO LOT 2

LOT#: 1

**QUALIFIED CREDITS:**

**HOMESTEAD**

**REEDER KEITH A & SHARON L**

REEDER KEITH A & SHARON L

5257 PRAIRIE VIEW DR

CELINA, OH 45822

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MERCER SAVINGS BANK	1100 IRMSCHER BLVD	CELINA	OH	45822	12/29/2009	0 QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	LAUX CONSTRUCTION INC	5257 PRAIRIE VIEW DR	CELINA	OH	45822	03/18/2002	135,200 : A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE: 08/25/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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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 type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	5257 PRAIRIE VIEW DR COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
					TOTAL	119,800 0

**VALUATION SUMMARY**

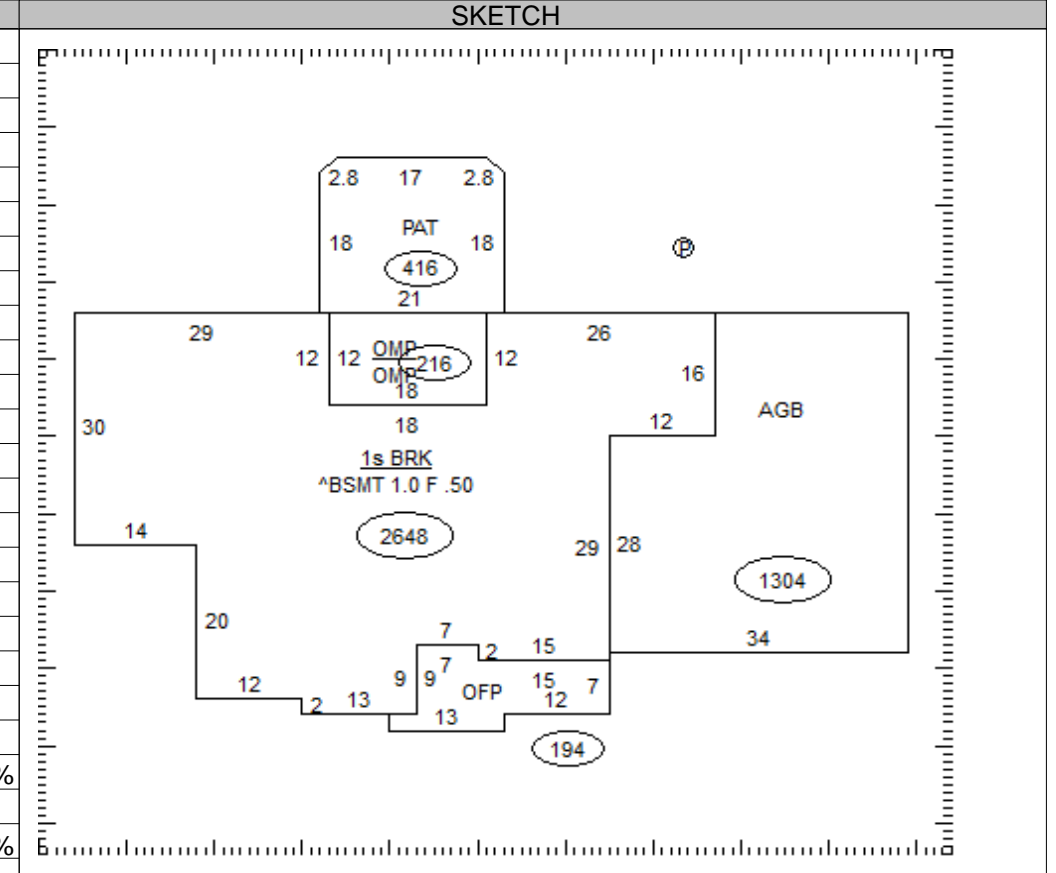
VALUE YEAR							
REASON FOR CHANGE							
APPRaised VALUE	LAND IMPR TOTAL						
ASSESSed VALUE	LAND IMPR TOTAL						

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				
<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 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

<b>SUBTOTAL</b>					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
<b>SUBTOTAL</b>					0
GRADE FACTOR					%
<b>UNADJUSTED VALUE</b>					0
FACTOR					%

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					



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													

09-063400.0101 TOTAL 0

COMMENTS