09-063400.0108

FRANKLIN TWP / CELINA SD

09-21-277-008

Property Class: 510
Neighborhood 095CL40-CL80
Map: 04A
Block:
Card: 61
Bk: Pg:

SCHMIESING SAMUEL J & JANE M
SCHMIESING SAMUEL J & JANE M
5281 PRAIRIE VIEW DR
CELINA, OH 45822

LEGAL INFORMATION
AQUA VIEW ESTATES

LOT#: 8

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHMIESING SAMUEL J &	5281 PRAIRIE VIEW DR	CELINA	OH	45822	07/26/2021	330,000	WDC : 601	☐	■
2	JEFFRIES JAY E & VICKIE L	5281 PRAIRIE VIEW DR	CELINA	OH	45822	09/14/2001	197,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: CG DATE: 09/27/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	■ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
5281 PRAIRIE VIEW DR

COMMENT
TY2022:Net Gen=$3,562.40, Other Assessment=$0.00
LAUX CONSTRUCTION
DE17 DESKTOP REVIEW//ADD +STRY /GARG

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F86 D130	ST600 DP93 ADJ558		48,000 0
			TOTAL	48,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	48,000	37,000	35,200	45,100				
	IMPR	259,100	179,600	175,100	171,600				
	TOTAL	307,100	216,600	210,300	216,700				
ASSESSED VALUE	LAND	16,800	12,950	12,320	15,790				
	IMPR	90,690	62,860	61,290	60,060				
	TOTAL	107,490	75,810	73,610	75,850				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

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

ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

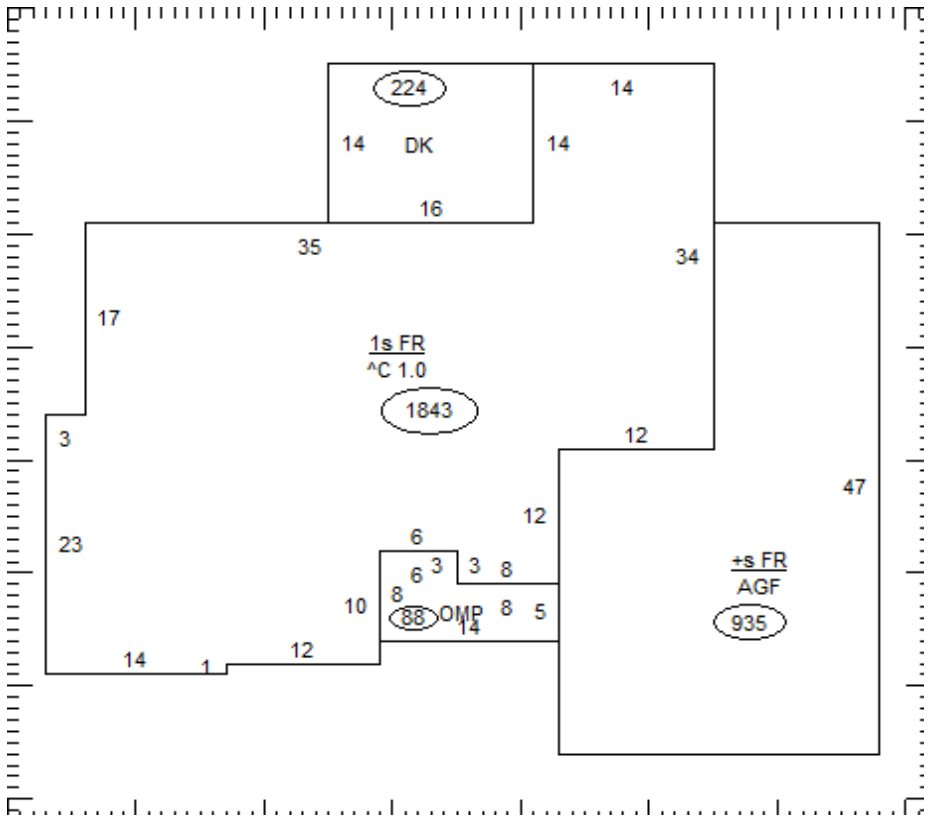
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH		1		
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1843	FR	225,550
+	0	FR	10,300

SUBTOTAL			235,850
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,843	S.F.	3,040
PLUMBING #	5		6,050
GARAGES & CARPORTS			23,100
EXTRA FEATURES			4,000
SUBTOTAL			272,040
GRADE FACTOR			120 %
UNADJUSTED VALUE			326,450
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,843	B		2001		A	326,450	19	264,420		259,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		259,100

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COMMENTS

30 LINEAL FEET BRICK TRIM 8FT HIGH
Dwelling has an Economic Factor of 98%