

09-064100.0000

BURD DANIEL M & CHRISTINA

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7353 ST RTE 219

CELINA, OH 45822

LEGAL INFORMATION

PRAIRIE CREEK SUBDIVISION

LOT NO 6 IRREGULAR

RTS: 003-06-21 LOT#: 6

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BURD DANIEL M & CHRISTINA	7353 ST RTE 219	CELINA	OH	45822	10/19/2020	132,000	2:WDC : 780	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GREENWELL JAMES R	7353 ST RTE 219	CELINA	OH	45822	01/25/2016	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	GREENWELL JAMES R &	PO BOX 60	MONTEZUMA	OH	45866	05/18/1984	45,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 03/04/2005 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 7353 ST RT 219, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,149.60, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE17 DESKTOP REVIEW//ADD STP
 DE21 RMV HOMESTEAD CREDIT
 DE21 RMV OWN OCC CREDIT; DID NOT RET
 APP
 DE21 UPDATE INT INFO PER DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F98 D120	ST440	DP89	ADJ392			38,400	0
TOTAL							38,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND 38,400	35,100	35,100	32,200	33,500			
	IMPR 138,500	92,700	96,300	83,800	82,400			
	TOTAL 176,900	127,800	131,400	116,000	115,900			
ASSESSED VALUE	LAND 13,440	12,290	12,290	11,270	11,730			
	IMPR 48,480	32,450	33,710	29,330	28,840			
	TOTAL 61,920	44,740	46,000	40,600	40,570			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1635	FR	211,720

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

SUBTOTAL 211,720

MULTI-FAMILY # 0 0
 BUILDING TYPE 100% 0
 BSMT FINISH 0 S.F. 0
 FIREPLACE # 0 0
 HEATING 0 S.F. 0
 AIR COND 1,635 S.F. 2,700
 PLUMBING # 3 3,630
 GARAGES & CARPORTS 17,400
 EXTRA FEATURES 9,800
SUBTOTAL 245,250

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

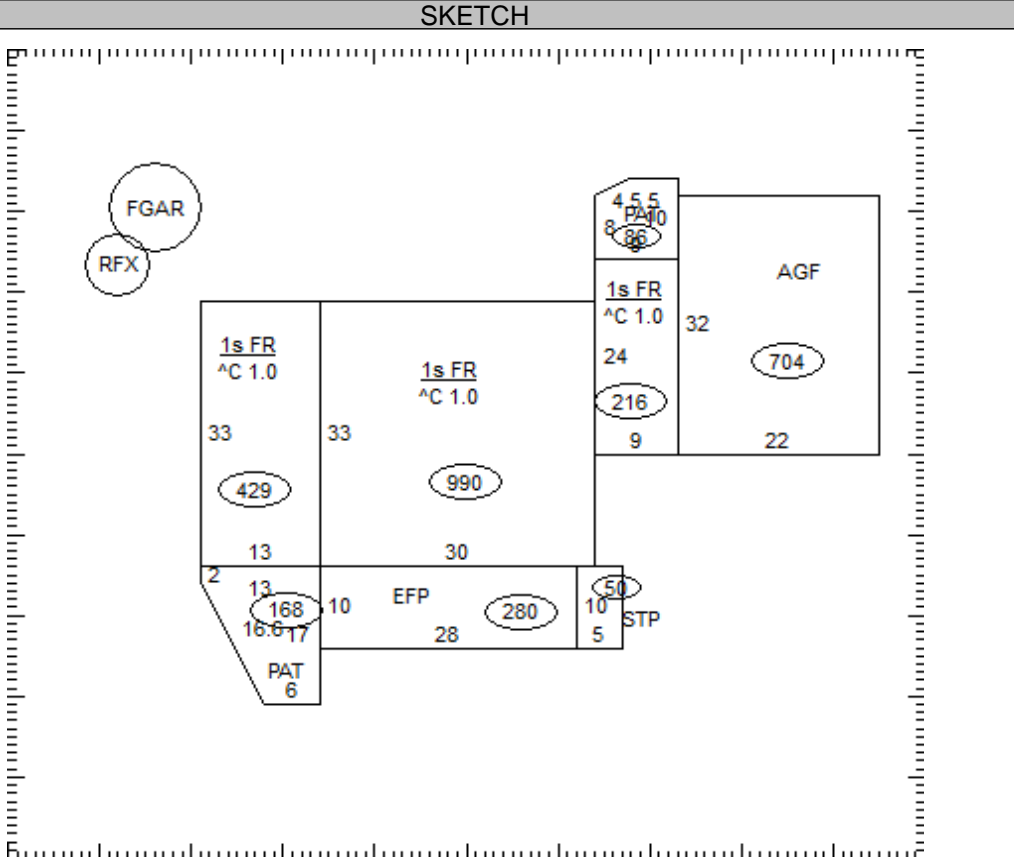
GRADE FACTOR 100 %
 UNADJUSTED VALUE 245,250
 FACTOR 100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL

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
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,635	C		1920		A	245,250	45	134,890		128,100
1 Rfx		4x28	112	C	8.91	1994		A	1,000	47	530		500
2 Gar - Frame		28x28	784	C	23.70	1994		A	18,580	47	9,850		9,900
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 138,500

COMMENTS

Dwelling has an Economic Factor of 95%