



09-066200.0100

MOHLER WESLEE & ALLYSON
MOHLER WESLEE & ALLYSON
7165 ST RTE 219
CELINA, OH 45822
Created in 2011 From 09-066200.0000 due to Split

FRANKLIN TWP / CELINA SD

09-21-100-024

LEGAL INFORMATION
PT SE NW

RTS: 003-06-21
Acres:1.1490

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MOHLER WESLEE & ALLYSON	7165 ST RTE 219	CELINA	OH	45822	07/02/2021	255,000	WDC : 521	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KLOSTERMAN ANDREW &	5195 WILLOW CT	CELINA	OH	45822	08/11/2011	10,000	WDC : A : 421	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:☐ TTO

LISTER: JK

DATE: 03/15/2013

TIME: 12:00:00 AM

☐ LETTER

☐ LETTER REC'D

GIS CODE

MINOR SUB

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	7165 ST RTE 219, CELINA
						COMMENT
						TY2022:Net Gen=\$3,437.26, Other Assessment=\$0.00 DE13 RMV INC DE12 ADD DWLG

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	24300				24,300 0
SM:Small Acreage	AC:0.149	8500				1,300 0
Total Acres: 1.1490					TOTAL	25,600 0

VALUATION SUMMARY								
VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPAISED	LAND	25,600	18,400	17,500				
VALUE	IMPR	266,700	186,000	170,900				
	TOTAL	292,300	204,400	188,400				
ASSESSED	LAND	8,960	6,440	6,130				
VALUE	IMPR	93,350	65,100	59,820				
	TOTAL	102,310	71,540	65,950				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH														
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1920	FR	229,290																
<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 type="checkbox"/> GABLE																				
<input type="checkbox"/> SLT/TLE			<input checked="" type="checkbox"/> HIP																				
<input checked="" type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL	BSMT	1920		27,460																
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD	SUBTOTAL			256,750																
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT	MULTI-FAMILY #			0																
FLOORS		B	1	2	3	U	BUILDING TYPE		100%	0													
CONCRETE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH		0 S.F.	0													
WOOD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #		0	0													
TILE/COMPO		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING		0 S.F.	0													
CARPET		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND		1,920 S.F.	3,170													
INT. FINISH		B	1	2	3	U	PLUMBING #		6	7,260													
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			23,500													
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			9,000													
UNFINISHED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			299,680													
ACCOMMODATIONS							GRADE FACTOR			100 %													
# OF ROOMS			6				UNADJUSTED VALUE			299,680													
BEDROOMS			3				FACTOR			100 %													
FIREPLACES							OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL		
HEAT & AC		B	1	2	3	U	DWELLING		1	SK	1,920	C		2011		A	299,680	11	266,720		266,700		
NO HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																
CTRL HEAT		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																
HW/STEAM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																
ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																
HEAT PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																
FLR/WALL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																
STVE/SPCE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																
GEOTHERMAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																
OUTSIDE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9																
CTRL A/C		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10																
PLUMBING		BASE					<input checked="" type="checkbox"/>	11															
X FULL BATH			1																				
X HALF BATH			1																				
X FIXTURES			1																				
09-066200.0100																					TOTAL		266,700
COMMENTS																							
Dwelling has an Economic Factor of 100%																							