

09-069600.0500

**HILL DAVID & BENNETT CYRENA**

HILL DAVID & BENNETT CYRENA

5281 CHANNEL DR

CELINA, OH 45822

**LEGAL INFORMATION**

THE LANDINGS

LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HILL DAVID & BENNETT	5281 CHANNEL DR	CELINA	OH	45822	01/31/2020	178,500	WDC : 59	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RAMSEY ROBERT C/O ANGELA MCCORMICK	381 HALIFAX DR	VANDALIA	OH	45377	11/18/2015	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	RAMSEY ROBERT &	5281 CHANNEL DR	CELINA	OH	45822	09/23/1991	23,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DA	DATE: 05/16/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<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	5281 CHANNEL DR <b>COMMENT</b> TY2022:Net Gen=\$2,561.02, Other Assessment=\$0.00 DE17 DESKTOP REVIEW//CORR WD MSMTS DE21 RMV HOMESTEAD CREDIT DE21 RMV OWN OCC CREDIT; DID NOT RET APP
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<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	
<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	
<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	

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F96 D152	ST650	DP101	ADJ657			63,100	0
TOTAL							63,100	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u> 63,100	48,500	43,700	54,700				
	<u>IMPR</u> 152,300	107,200	90,200	88,200				
	<u>TOTAL</u> 215,400	155,700	133,900	142,900				
ASSESSED VALUE	<u>LAND</u> 22,090	16,980	15,300	19,150				
	<u>IMPR</u> 53,310	37,520	31,570	30,870				
	<u>TOTAL</u> 75,400	54,500	46,870	50,020				

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

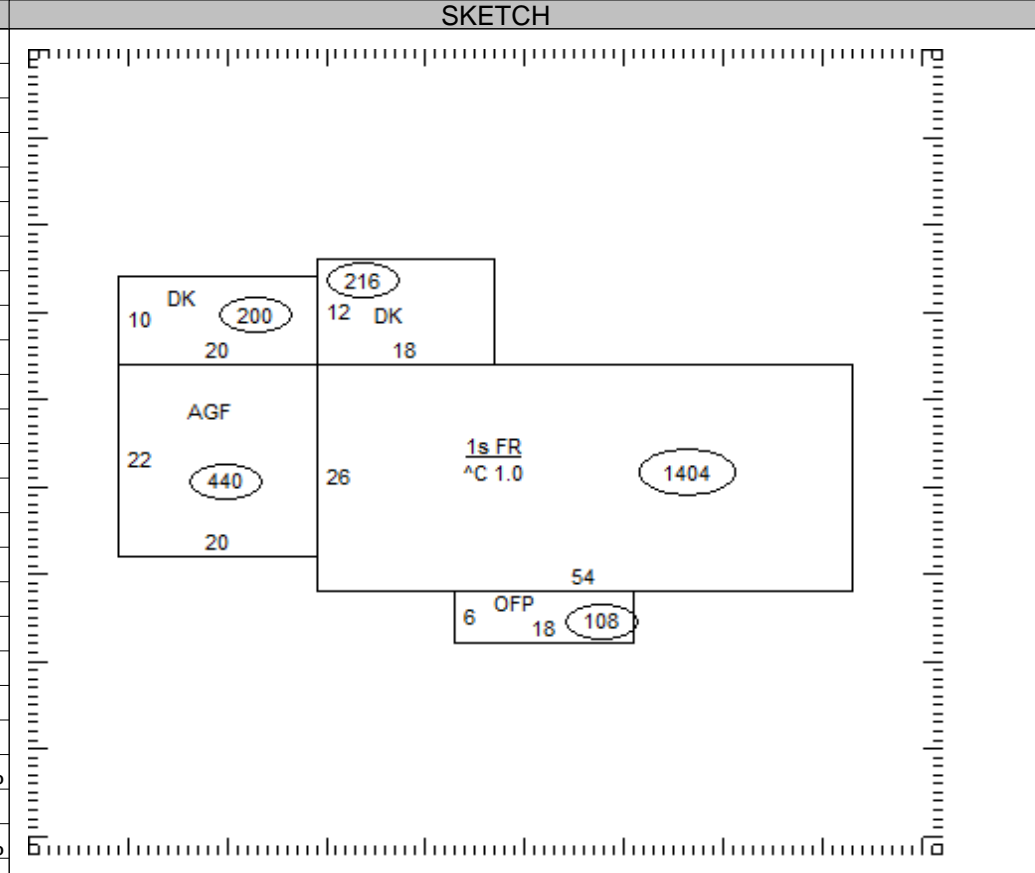
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**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  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1404	FR	193,930
<b>SUBTOTAL</b>			193,930
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,404 S.F.		2,320
PLUMBING #	3		3,630
GARAGES & CARPORTS			10,900
EXTRA FEATURES			5,900
<b>SUBTOTAL</b>			216,680
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			216,680
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,404	C		1991		A	216,680	26	160,340		152,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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**TOTAL** 152,300

**COMMENTS**

MODULAR  
 Dwelling has an Economic Factor of 95%