09-071400.0000

FRANKLIN TWP / CELINA SD

09-22-278-010

Property Class: 510
Neighborhood 095CL50-CL50
Map: 03 A
Block:
Card: 65
Bk: Pg:

RAMMEL ANTHONY L
RAMMEL ANTHONY L
5264 CHANNEL DR
CELINA, OH 45822

LEGAL INFORMATION
BAYVIEW ADDITION
LOT 14
RTS: 003-06-22

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RAMMEL ANTHONY L	5264 CHANNEL DR	CELINA	OH	45822	06/01/2023	299,000	WDC : 300	☐	■
2	SORRELL DONALD &	3862 ROBINSON VAIL RD	FRANKLIN	OH	45005	04/24/2006	135,000	WDC : A : 316	☐	☐
3	COOK ALMA B	5264 CHANNEL DR	CELINA	OH	45822		0	: 0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 06/04/2007 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
5264 CHANNEL DR, CELINA

COMMENT
TY2022:Net Gen=$2,305.76, Other Assessment=$0.00
DE09 CORR FP & CENT AC PER DATA MAILER
DE17 DESKTOP REVIEW//ADD PATIO; CORR 1STR TO OH

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F62 D189	ST710 DP111 ADJ788		48,900 0
			TOTAL	48,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	48,900	36,100	34,400	34,400				
	IMPR	150,600	101,000	90,900	98,900				
	TOTAL	199,500	137,100	125,300	133,300				
ASSESSED VALUE	LAND	17,120	12,640	12,040	12,040				
	IMPR	52,710	35,350	31,820	34,620				
	TOTAL	69,830	47,990	43,860	46,660				

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		5			
BEDROOMS		2			
FIREPLACES		1			

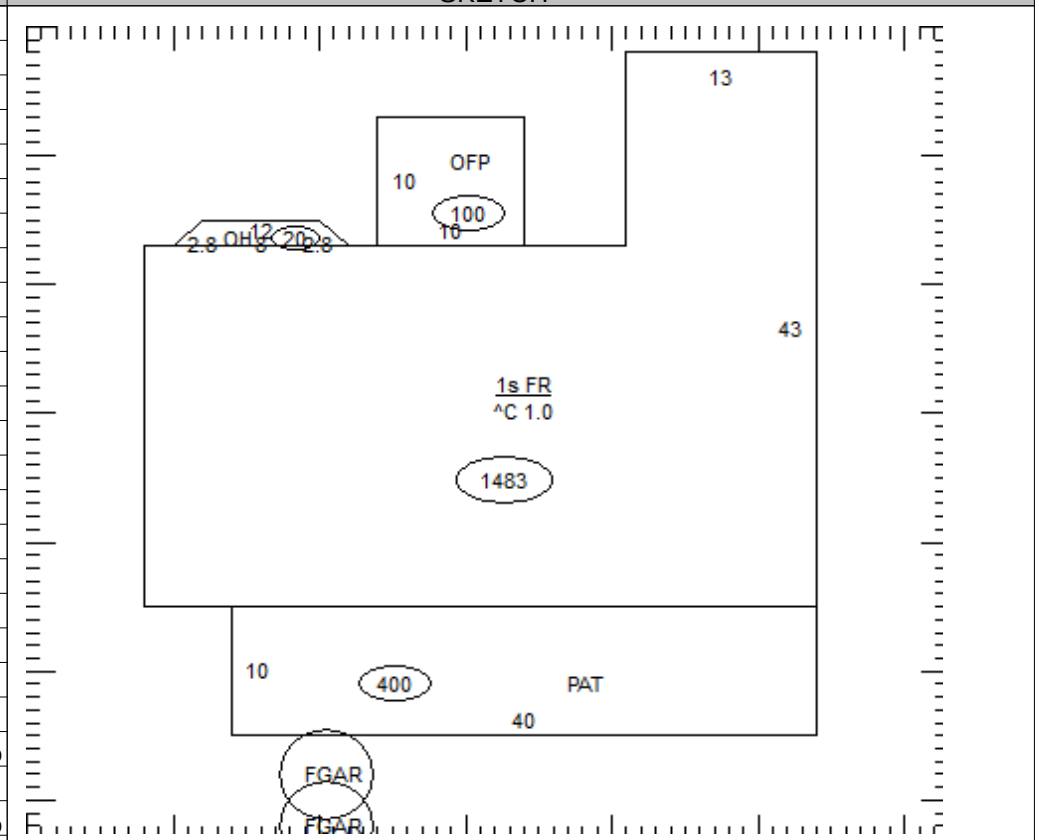
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1483	FR	201,450

SUBTOTAL		201,450
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	1,483 S.F.	2,450
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		3,200
SUBTOTAL		215,130
GRADE FACTOR		100 %
UNADJUSTED VALUE		215,130
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,483	C		1960		A	215,130	42	124,780		131,000
1 Gar - Frame		16x24	384	C	23.70	1956		A	9,100	90	910		900
2 Gar - Frame		37x30	1,110	C	23.70	2006		A	26,310	29	18,680		18,700
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		150,600

09-071400.0000

COMMENTS

brick trim 64 lf x 3
Dwelling has an Economic Factor of 105%