

FRANKLIN TWP / CELINA SD

09-22-251-004

09-076300.0104

**LEGAL INFORMATION**

FRANKLIN SUBD

LOT#: 4

**RJ SALL INVESTMENTS LLC**

RJ SALL INVESTMENTS LLC

7291 HUWER RD

MARIA STEIN, OH 45860

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RJ SALL INVESTMENTS LLC	7291 HUWER RD	MARIA STEIN	OH	45860	05/27/2016	455,000	WDC : 344	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ALBERS JACK H	7871 ST RT 219	CELINA	OH	45822	12/18/2002	52,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 03/04/2021 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 7763 ST RTE 219, CELINA  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$7,306.94, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.00  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE19 NOH; ADD POOL, SHED, PATIO, RMV OLD SHED

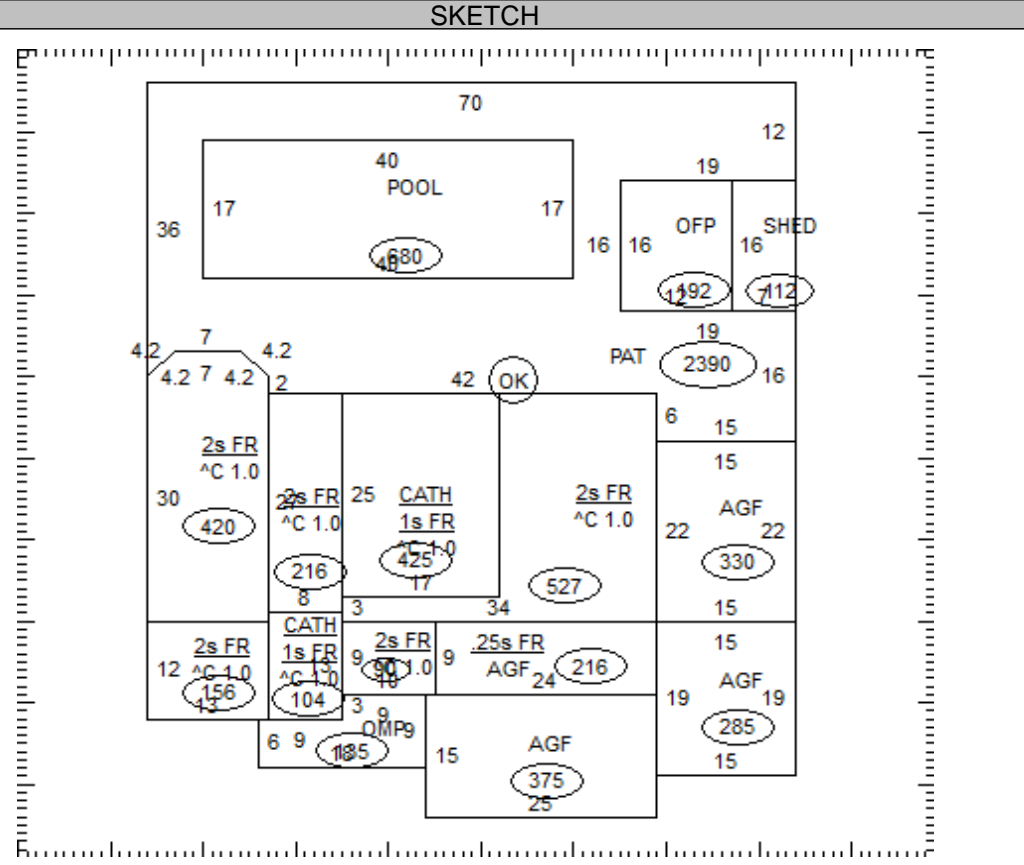
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F90 D211	ST1380	DP114	ADJ1573		141,600	0	
TOTAL						141,600	0	

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2019	2017	2017	2017
REASON FOR CHANGE	RAPP	NC	RAPP	MISC	RAPP	MISC	MISC
APPRaised	LAND	141,600	141,400	141,400	133,400	86,700	86,700
VALUE	IMPR	501,700	293,100	291,400	283,100	266,000	244,200
	TOTAL	643,300	434,500	432,800	416,500	352,700	330,900
ASSESSED	LAND	49,560	49,490	49,490	46,690	30,350	30,350
VALUE	IMPR	175,600	102,590	101,990	99,090	93,100	85,470
	TOTAL	225,160	152,080	151,480	145,780	123,450	115,820

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE											
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1938	FR	231,440											
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	54	FR	5,880											
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL	2ND	1409	FR	80,760											
<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 checked="" type="checkbox"/> BRICK															
<input type="checkbox"/>	<input type="checkbox"/> STONE															
<b>ROOFING</b>	<b>ROOF TYPE</b>															
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE															
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP															
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL															
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD															
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT															
<b>FLOORS</b>	<b>B 1 2 3 U</b>	<b>SUBTOTAL</b>			318,080											
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0											
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0											
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0											
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0											
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	HEATING	0 S.F.		0											
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	AIR COND	3,401 S.F.		5,610											
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	5		6,050											
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			29,800											
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			36,000											
# OF ROOMS		4			2		<b>SUBTOTAL</b>	395,540								
BEDROOMS		1			2		GRADE FACTOR	120 %								
FIREPLACES							UNADJUSTED VALUE	474,650								
HEAT & AC	<b>B 1 2 3 U</b>						FACTOR	100 %								
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>		<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	3,401	B			2003		A	474,650	17	393,960		472,800
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed		16x7	112	C			2018		A		5			0
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Pool - Inground		17x40	680	C		37.50	2018		A	25,500	5	24,230		24,200
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3 OFP		16x12	192	C		16.04	2018		A	3,080	5	2,930		2,900
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4 Outdoor Kitchen		3x10	30	C		62.41	2020		A	1,870	3	1,810		1,800
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5														
GEOTHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6														
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7														
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	8														
PLUMBING		9														
X FULL BATH		10														
X HALF BATH		11														
X FIXTURES																



09-076300.0104 TOTAL 501,700

**COMMENTS**

15X8 BRICK TRIM  
Dwelling has an Economic Factor of 120%