09-081400.0000

SMITH JACK R & DEBORAH S
SMITH JACK R & DEBORAH S
7880 ST RTE 219
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-22-400-005

LEGAL INFORMATION
E 1/2 SE PT

RTS: 003-06-22
Acres:0.2500

Property Class: 510
Neighborhood 009095-R150
Map: 03B
Block:
Card: 03
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SMITH JACK R & DEBORAH S	7880 ST RTE 219	CELINA	OH	45822	05/20/2021	105,000	WDC : 399	☐	■
2	HEISER EMMA SUE	1506 WESTBURY DR	CELINA	OH	45822	02/19/2013	0	QCE : X : 0	☐	☐
3	HEISER DAN & SUE	1506 WESTBURY DR	CELINA	OH	45822	05/09/1997	43,200	: E : 0	☐	☐

X: ☐ TTO LISTER: DATE: 03/14/2023 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
7880 ST RT 219

COMMENT
TY2022:Net Gen=$1,325.14, Other Assessment=$0.00
DE23 ADD EX FIX; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 24300*0.54	AC:0.25	13120		13,100 0
Total Acres: .2500			TOTAL	13,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	13,100	9,400	8,900	8,700				
	IMPR	115,500	69,400	67,000	67,700				
	TOTAL	128,600	78,800	75,900	76,400				
ASSESSED VALUE	LAND	4,590	3,290	3,120	3,050				
	IMPR	40,430	24,290	23,450	23,700				
	TOTAL	45,020	27,580	26,570	26,750				

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		4			
BEDROOMS		2			
FIREPLACES					

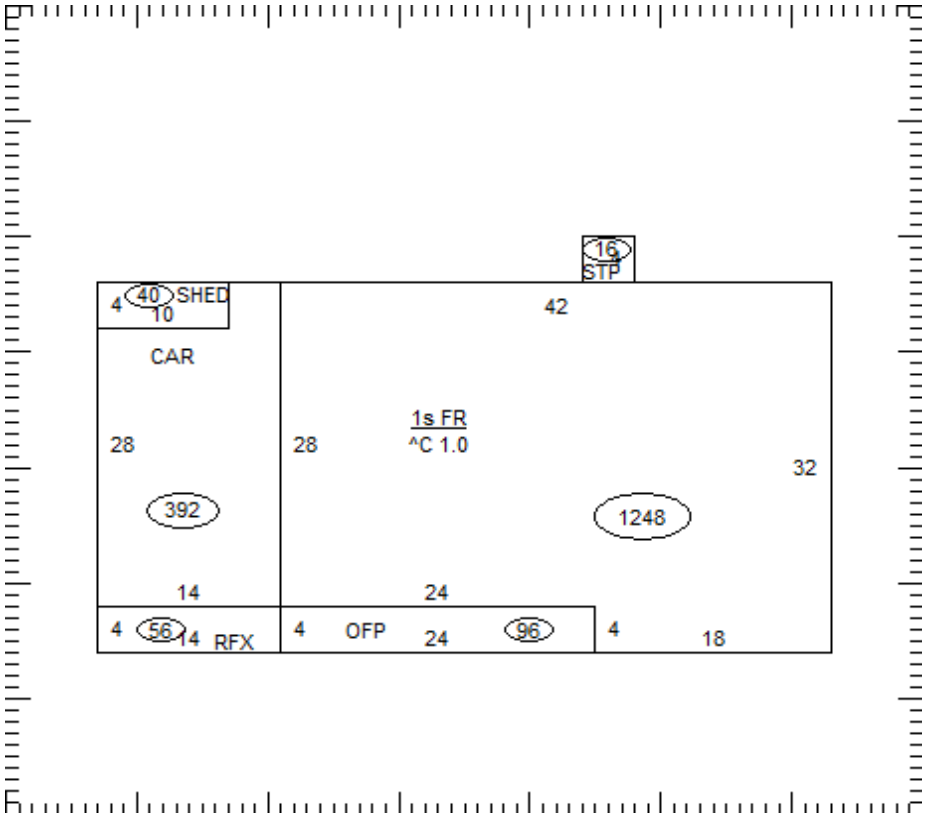
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1248	FR	184,770

SUBTOTAL		184,770
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	1	1,210
GARAGES & CARPORTS		3,500
EXTRA FEATURES		3,000
SUBTOTAL		192,480
GRADE FACTOR		100 %
UNADJUSTED VALUE		192,480
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,248	C		1969		A	192,480	40	115,490		115,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		115,500

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COMMENTS

Dwelling has an Economic Factor of 100%