

09-089500.0000

GRAPNER RANDALL E & CINDY J
GRAPNER RANDALL E & CINDY J
5449 CLUB ISLAND RD
CELINA, OH 45822

LEGAL INFORMATION
DORSTEN CLUB ISLAND ADD
& LOT 16 ALSO PT NE NW
LOT#: 15

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GRAPNER RANDALL E &	5449 CLUB ISLAND RD	CELINA	OH	45822	07/25/2017	269,000	WDC : 478	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 MEYER DENNIS B & BARBARA	2173 GREEN TIMBER TRL	MINSTER	OH	45865	08/18/2016	168,000	WDC : 560	<input type="checkbox"/>	<input type="checkbox"/>
3 BARBDEN, LTD	2173 GREEN TIMBER TRL	MINSTER	OH	45865	04/13/2004	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/27/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- | | | | | | |
|-------------------------------------------|-------------------------------------------|----------------------------------------------|--------------------------------------------|--------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input checked="" type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT |
| <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 checked="" 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 checked="" 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 type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU |

5449 CINCY RD
COMMENT

TY2022:Net Gen=\$4,531.36, Other Assessment=\$0.00
DE20 TTO; ADD BAL/PAT
DE19 NOH; AD OFF & PAT, NEW SIDING
DE11 COR SKETCH
DE17 DESKTOP REVIEW//RMV PATIO
DE22 COR INT INFO PER DATA MAILER
(Mod SM:)714

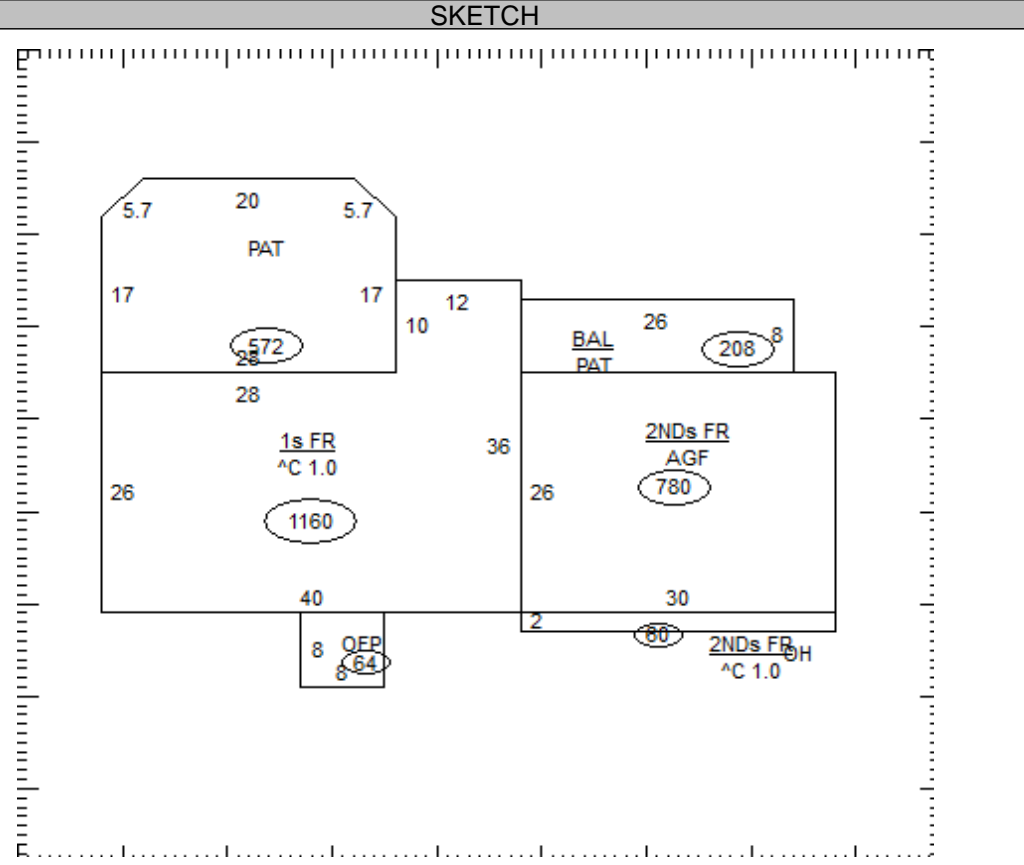
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F80 D194	ST1730	DP112	ADJ1938		155,000		0
					TOTAL	155,000		0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2020	2019	2017	2017	
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	NC	RAPP	MISC	
APPRAISED VALUE	LAND 155,000	154,900	154,900	143,400	143,400	143,400	143,400	
	IMPR 217,700	120,600	118,200	107,500	105,900	101,900	113,400	
	<u>TOTAL</u> 372,700	275,500	273,100	250,900	249,300	245,300	256,800	
ASSESSED VALUE	LAND 54,250	54,220	54,220	50,190	50,190	50,190	50,190	
	IMPR 76,200	42,210	41,370	37,630	37,070	35,670	39,690	
	<u>TOTAL</u> 130,450	96,430	95,590	87,820	87,260	85,860	89,880	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1160	FR	174,780						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	840	FR	60,750						
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 checked="" type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<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										
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS		4	3										
BEDROOMS		2	2										
FIREPLACES		1											
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input checked="" type="checkbox"/>									
X FULL BATH		1	1										
X HALF BATH													
X FIXTURES													
SUBTOTAL							235,530						
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		2,000 S.F.					3,300						
PLUMBING #		6					7,260						
GARAGES & CARPORTS							19,300						
EXTRA FEATURES							7,600						
SUBTOTAL							277,390						
GRADE FACTOR							105 %						
UNADJUSTED VALUE							291,260						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,000	C+		1972		G	291,260	35	189,320		217,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 217,700

COMMENTS

Dwelling has an Economic Factor of 115%

FRANKLIN TWP / CELINA SD

09-23-201-001

Property Class: 510

Neighborhood
095LF80-LF80

Map: 02

Block:

Card: 86

Bk: Pg:

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5449 CLUB ISLAND RD

CELINA, OH 45822

LEGAL INFORMATION

DORSTEN CLUB ISLAND ADD

& LOT 16 ALSO PT NE NW

LOT#: 15

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MEYER DENNIS B TRUSTEE	2173 GREEN TIMBER TRL	MINSTER	OH	45865	01/08/2004	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	MEYER DENNIS & BARBARA A	2173 GREEN TIMBER TRL	MINSTER	OH	45865	12/24/2003	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MEYER DENNIS B & BARBARA	2173 GREEN TIMBER TRL	MINSTER	OH	45865	04/04/1994	168,200	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

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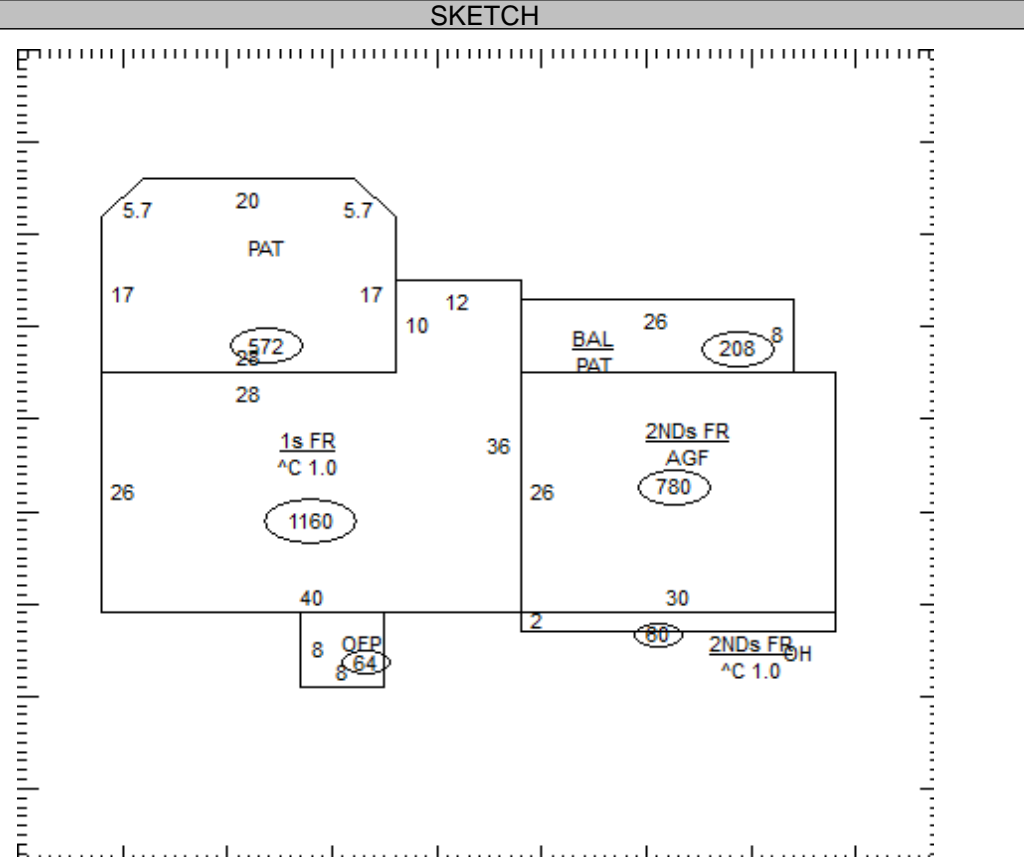
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	5449 CINCY RD COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input 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
TOTAL						155,000	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised VALUE	LAND IMPR TOTAL	ASSESSED VALUE	LAND IMPR TOTAL				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<input 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 type="checkbox"/> HIP						
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL						
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD						
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT						
FLOORS		B	1	2	3	U	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INT. FINISH		B	1	2	3	U	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS							
BEDROOMS							
FIREPLACES							
HEAT & AC		B	1	2	3	U	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE		<input type="checkbox"/>			
X FULL BATH							
X HALF BATH							
X FIXTURES							
SUBTOTAL							0
MULTI-FAMILY #	0						0
BUILDING TYPE	000%						0
BSMT FINISH	0 S.F.						0
FIREPLACE #	0						0
HEATING	0 S.F.						0
AIR COND	0 S.F.						0
PLUMBING #	0						0
GARAGES & CARPORTS							0
EXTRA FEATURES							0
SUBTOTAL							0
GRADE FACTOR							%
UNADJUSTED VALUE							0
FACTOR							%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS