09-091500.0000

COOK BRIAN A & MARJORIE A
COOK BRIAN A & MARJORIE A
16097 KOENIG RD
SAINT MARYS, OH 45885

FRANKLIN TWP / CELINA SD

09-23-128-002

LEGAL INFORMATION
DORSTEN CLUB ISLAND ADD

LOT#: 35

Property Class: 510
Neighborhood 095CL80-CL80
Map: 02
Block:
Card: 176
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COOK BRIAN A & MARJORIE A	16097 KOENIG RD	SAINT MARYS	OH	45885	07/30/2021	210,900	WDC : 622	☐	■
2	GRESHAM PAUL M &	4265 BAY BEACH LN	FORT MYERS BEACH	FL	33931	02/06/2007	148,000	WDC : A : 73	☐	☐
3	MARTIN GERALD E	698 CHARLES PINCKNEY	ORANGE PARK	FL	32073	12/08/1986	52,000	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 04/11/2005 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
5424 CINCY RD

COMMENT
TY2022:Net Gen=$1,912.26, Other Assessment=$0.00
DE11 ADD DK AND CORR GRADE
DE15 PER DATA MAILER ADD AC//CORR PLMB

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D100	ST650 DP81 ADJ527		31,600 0
			TOTAL	31,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	31,600	24,300	21,900					
	IMPR	124,200	89,400	76,900					
	TOTAL	155,800	113,700	98,800					
ASSESSED VALUE	LAND	11,060	8,510	7,670					
	IMPR	43,470	31,290	26,920					
	TOTAL	54,530	39,800	34,590					

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		6	1		
BEDROOMS		2	1		
FIREPLACES		1			

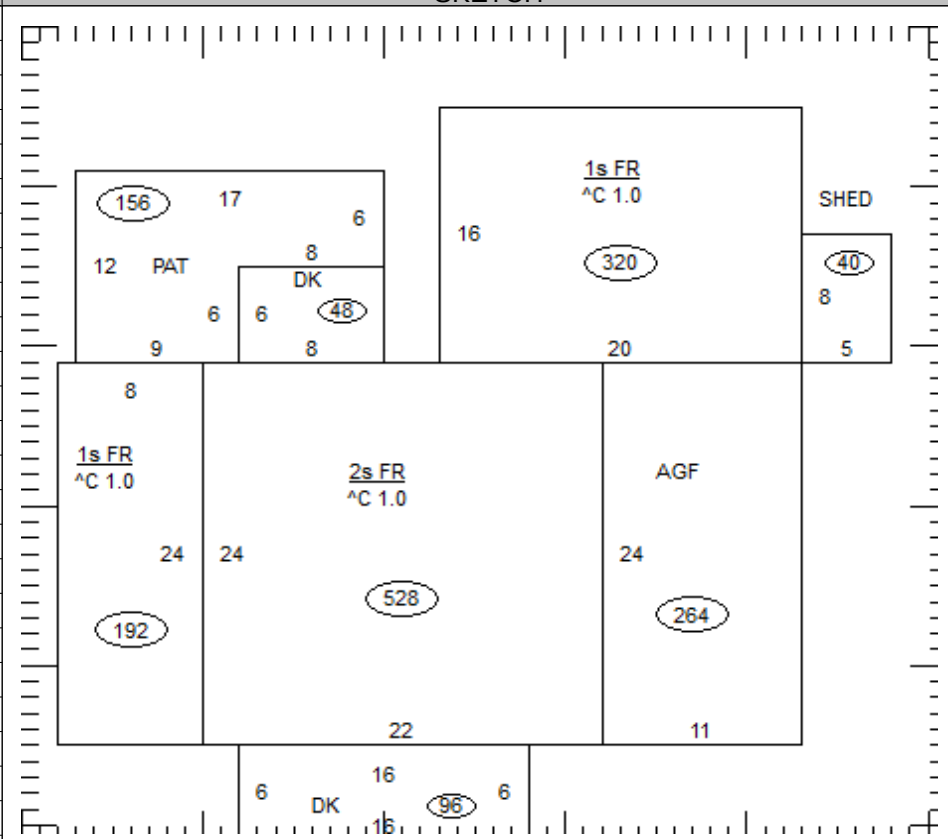
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1040	FR	164,990
2ND	528	FR	40,210

SUBTOTAL			205,200
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	1,568	S.F.	2,590
PLUMBING #	4		4,840
GARAGES & CARPORTS			6,500
EXTRA FEATURES			2,900
SUBTOTAL			226,430
GRADE FACTOR			105 %
UNADJUSTED VALUE			237,750
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,568	C+		1950		A	237,750	45	130,760		124,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		124,200

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COMMENTS

Dwelling has an Economic Factor of 95%