09-099300.0000

THOBE BROTHERS LLC
THOBE BROTHERS LLC
5820 MONROE RD
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-23-129-007

LEGAL INFORMATION
RINGELSPAUGH CLUB ISLAND
ADD LOT 99 & FORMER STATE
LAND TO SOUTH RTS: 003-06-23 LOT#: 00099

Property Class: 510
Neighborhood 095CL80-CL80
Map: 02
Block:
Card: 129
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	THOBE BROTHERS LLC	5820 MONROE RD	CELINA	OH	45822	07/18/2023	139,000	2:WDC : 409	☐	■
2	BADGETT LOUIS B JR	5480 CLUB ISLAND RD	CELINA	OH	45822	07/27/1998	85,500	: A-M : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 04/05/2005 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
5480 CLUB ISLAND RD

COMMENT
TY2022:Net Gen=$1,053.20, Other Assessment=$0.00
DE11 AD DK AND CORR GRADE
DE17 DESKTOP REVIEW//CORR PATIO TO CPY/STP
DE22 PER DATA MAILER ADD A/C

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	2022	2020	2017	2017	2017		
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC	MISC		
APPRAISED VALUE	LAND	31,600	24,300	24,300	21,900	27,500	27,500		
	IMPR	54,700	38,300	37,800	34,100	33,200	33,300		
	TOTAL	86,300	62,600	62,100	56,000	60,700	60,800		
ASSESSED VALUE	LAND	11,060	8,510	8,510	7,670	9,630	9,630		
	IMPR	19,150	13,410	13,230	11,940	11,620	11,660		
	TOTAL	30,210	21,920	21,740	19,610	21,250	21,290		

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					

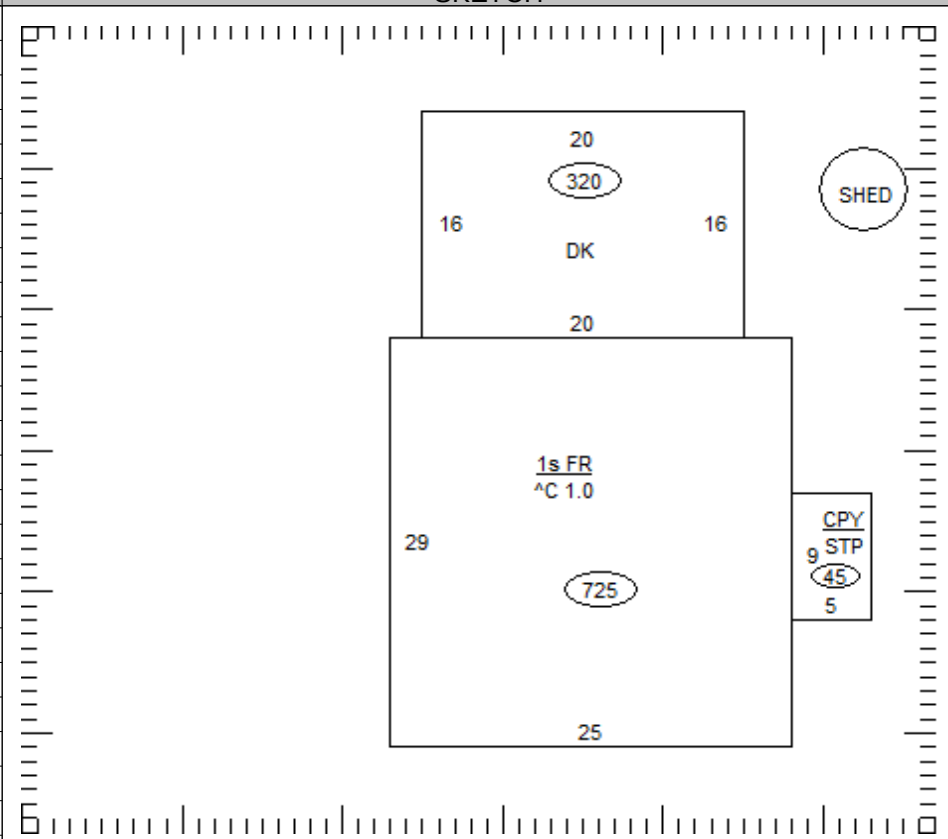
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	725	FR	125,640

SUBTOTAL			125,640
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	725	S.F.	1,200
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			4,000
SUBTOTAL			130,840
GRADE FACTOR			80 %
UNADJUSTED VALUE			104,670
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	725	D		1966		A	104,670	45	57,570		54,700
1 Shed	PP	8x10	80	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		54,700

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COMMENTS

Dwelling has an Economic Factor of 95%