09-102700.0000

FRANKLIN TWP / CELINA SD

09-23-104-009

Property Class: 510
Neighborhood 095LA50-LA50
Map: 02
Block:
Card: 61
Bk: Pg:

DOWLAR MICHAEL S & SARA J
DOWLAR MICHAEL S & SARA J
5391 WOODLAND RD
CELINA, OH 45822

LEGAL INFORMATION
LEE SUBDIVISION
LOT 12 PT
RTS: 003-06-23

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DOWLAR MICHAEL S & SARA J	5391 WOODLAND RD	CELINA	OH	45822	06/10/2020	82,000	WDC : 357	☐	■
2	BURNS MICHAEL E & PHIBBS	4172 RONDEAU RIDGE	KETTERING	OH	45429	10/21/1999	82,500	: A : 0	☐	■
3							0	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
5391 WOODLAND RD

COMMENT
TY2022:Net Gen=$903.28, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F51 D110	ST440 DP85 ADJ374		19,100 0
			TOTAL	19,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	19,100	17,600	16,100					
	IMPR	48,300	36,100	33,100					
	TOTAL	67,400	53,700	49,200					
ASSESSED VALUE	LAND	6,690	6,160	5,640					
	IMPR	16,910	12,640	11,590					
	TOTAL	23,600	18,800	17,230					

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		1			

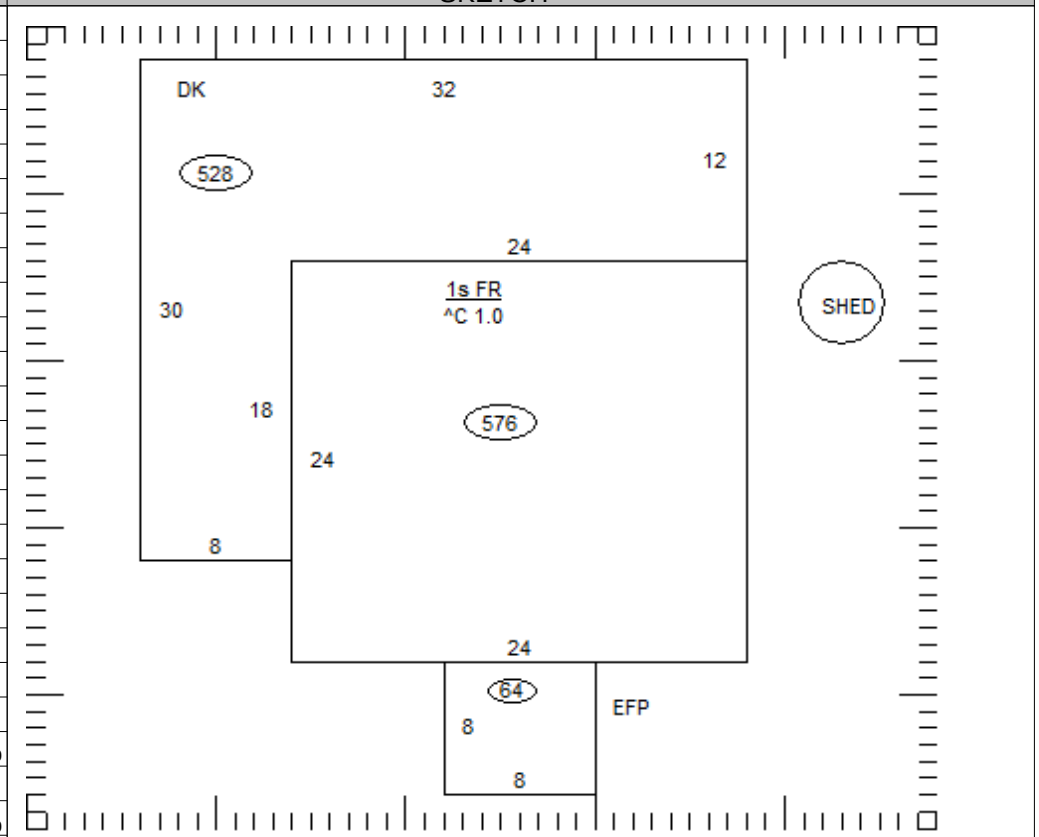
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	576	FR	102,790

SUBTOTAL		102,790
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	576 S.F.	950
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		7,300
SUBTOTAL		115,440
GRADE FACTOR		80 %
UNADJUSTED VALUE		92,350
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	576	D		1964		A	92,350	45	50,790		48,300
1 Shed	PP	10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		48,300

09-102700.0000

COMMENTS

Dwelling has an Economic Factor of 95%