

Property Class: 510

Neighborhood  
009095-R150

Map: 01A

Block:

Card: 29

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-24-102-007

09-108450.0000

**UNRAST PERRY D & HEATHER J**  
UNRAST PERRY D & HEATHER J  
1359 KREMER RD  
MARIA STEIN, OH 45860

**LEGAL INFORMATION**  
W SD NW NE BEHM'S LANDING

RTS: 003-06-24  
Acres:0.2150

|   | OWNERSHIP                | ADDRESS          | CITY        | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#    | JS                       | VALID                               |
|---|--------------------------|------------------|-------------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | UNRAST PERRY D & HEATHER | 1359 KREMER RD   | MARIA STEIN | OH    | 45860 | 07/27/2018 | 130,000 | WDC : 557     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | SMITH ELLEN SUZANNE &    | 5392 BEHM RD     | CELINA      | OH    | 45822 | 11/18/2013 | 88,000  | WDC : A : 788 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | WESTERHEIDE LEE H        | 6600 HILLSIDE CT | CELINA      | OH    | 45822 | 01/08/2013 | 115,000 | WDC : 9       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: BTC DATE: 09/02/2010 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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

- 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

5392 BEHM RD

COMMENT

TY2022:Net Gen=\$1,470.22, Other  
Assessment=\$0.00  
DE19 RMV OWN OCC; DIDN'T RET APP  
DE10 RMV INC  
DE09 TTO/1/1/09 35% COMPL  
DE08 NO CHANGE  
DE07 RMV IMP  
ACT AC .2150

LAND COMPUTATIONS

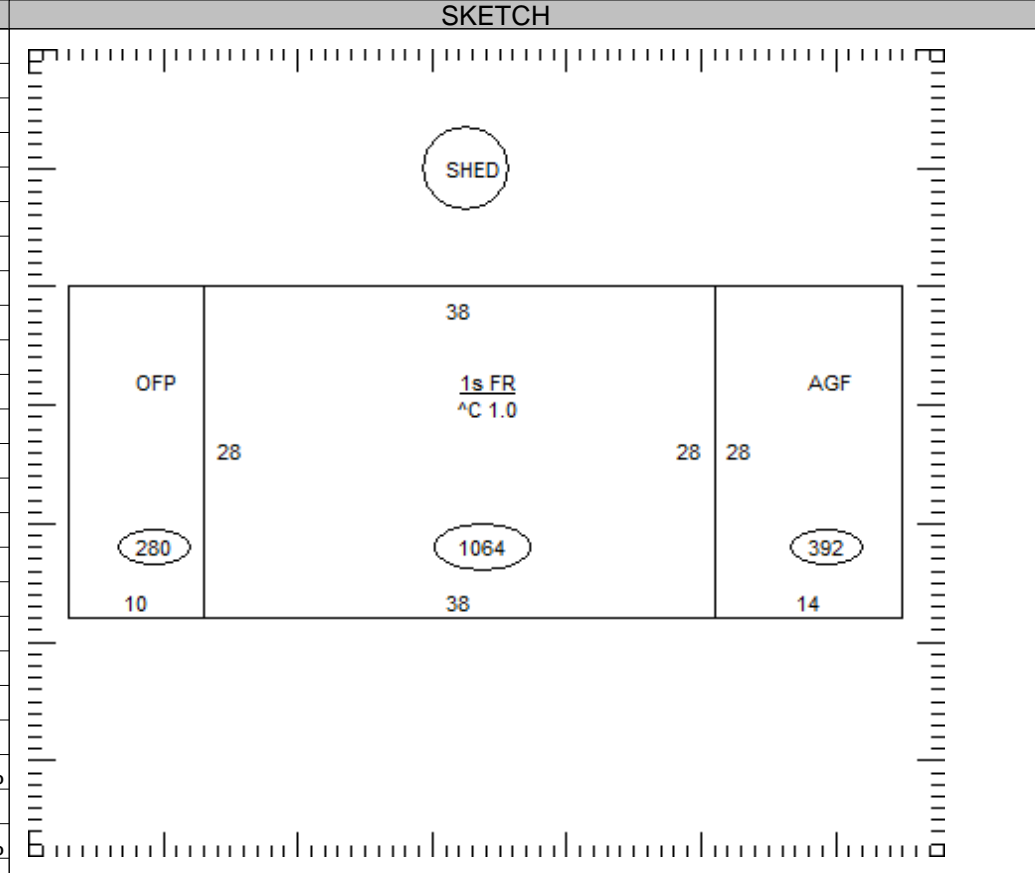
| LAND TYPE                   | SIZE     | M     | RATE | C | INF | M      | VALUE  | C |
|-----------------------------|----------|-------|------|---|-----|--------|--------|---|
| HS:Home Site <1 @ 24300*0.5 | AC:0.215 | 12150 |      |   |     | 12,200 | 0      |   |
|                             |          |       |      |   |     | TOTAL  | 12,200 | 0 |

VALUATION SUMMARY

| VALUE YEAR        | 2023  | 2020    | 2017   |        |  |  |  |
|-------------------|-------|---------|--------|--------|--|--|--|
| REASON FOR CHANGE | RAPP  | RAPP    | RAPP   |        |  |  |  |
| APPRAISED         | LAND  | 12,200  | 8,700  | 8,300  |  |  |  |
| VALUE             | IMPR  | 130,900 | 78,700 | 79,500 |  |  |  |
|                   | TOTAL | 143,100 | 87,400 | 87,800 |  |  |  |
| ASSESSED          | LAND  | 4,270   | 3,050  | 2,910  |  |  |  |
| VALUE             | IMPR  | 45,820  | 27,550 | 27,830 |  |  |  |
|                   | TOTAL | 50,090  | 30,600 | 30,740 |  |  |  |

**OCCUPANCY**  SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

| FLOOR | AREA | CONST | VALUE   |
|-------|------|-------|---------|
| 1     | 1064 | FR    | 165,960 |



**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

| SUBTOTAL           |            |  | 165,960 |
|--------------------|------------|--|---------|
| MULTI-FAMILY #     | 0          |  | 0       |
| BUILDING TYPE      | 100%       |  | 0       |
| BSMT FINISH        | 0 S.F.     |  | 0       |
| FIREPLACE #        | 0          |  | 0       |
| HEATING            | 0 S.F.     |  | 0       |
| AIR COND           | 1,064 S.F. |  | 1,760   |
| PLUMBING #         | 3          |  | 3,630   |
| GARAGES & CARPORTS |            |  | 9,700   |
| EXTRA FEATURES     |            |  | 4,500   |
| SUBTOTAL           |            |  | 185,550 |
| GRADE FACTOR       |            |  | 85 %    |
| UNADJUSTED VALUE   |            |  | 157,720 |
| FACTOR             |            |  | 100 %   |

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

| SUBTOTAL         |  |  | 185,550 |
|------------------|--|--|---------|
| GRADE FACTOR     |  |  | 85 %    |
| UNADJUSTED VALUE |  |  | 157,720 |
| FACTOR           |  |  | 100 %   |

**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

| SUBTOTAL         |  |  | 185,550 |
|------------------|--|--|---------|
| GRADE FACTOR     |  |  | 85 %    |
| UNADJUSTED VALUE |  |  | 157,720 |
| FACTOR           |  |  | 100 %   |

**ACCOMMODATIONS**  
 # OF ROOMS 4  
 BEDROOMS 2  
 FIREPLACES

| SUBTOTAL         |  |  | 185,550 |
|------------------|--|--|---------|
| GRADE FACTOR     |  |  | 85 %    |
| UNADJUSTED VALUE |  |  | 157,720 |
| FACTOR           |  |  | 100 %   |

**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

| OCCUPANCY | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1     | SK    | 1,064 | D+    |       | 2008 |      | A   | 157,720   | 17   | 130,910  |      | 130,900  |
| 1 Shed    | *PP   | 10x10 | 100   | C     |       | 2009 |      | A   |           | 23   |          |      | 0        |
| 2         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |       |       |       |       |      |      |     |           |      |          |      |          |

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

09-108450.0000

TOTAL 130,900

**COMMENTS**

Dwelling has an Economic Factor of 100%

FRANKLIN TWP / CELINA SD

09-24-102-007

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Neighborhood  
009095-R150

Map: 01A

Block:

Card: 29

Bk: Pg:

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**UNRAST PERRY D & HEATHER J**

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**LEGAL INFORMATION**

W SD NW NE BEHM'S LANDING

RTS: 003-06-24

Acres:0.2150

|   | OWNERSHIP          | ADDRESS        | CITY   | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#    | JS                       | VALID                               |
|---|--------------------|----------------|--------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | TODD CHRISTOPHER & | 5392 BEHM RD   | CELINA | OH    | 45822 | 09/17/2008 | 32,000 | WDC : A : 630 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | GRIMM ROBERT H &   | 5438 ROBERT RD | CELINA | OH    | 45822 | 11/29/2000 | 0      | : X : 0       | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 |                    |                |        |       |       |            | 0      | 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 type="checkbox"/> WATER <input type="checkbox"/>    | <input type="checkbox"/> IMPROVING         | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT     | 5392 BEHM RD      |
| <input type="checkbox"/> GRAVEL           | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER <input type="checkbox"/>    | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT      | <b>COMMENT</b>    |
| <input type="checkbox"/> DIRT             | <input type="checkbox"/> LOW              | <input 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 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 checked="" 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 Acres: .2150 |      |   |      |   | TOTAL |   | 12,200 | 0 |

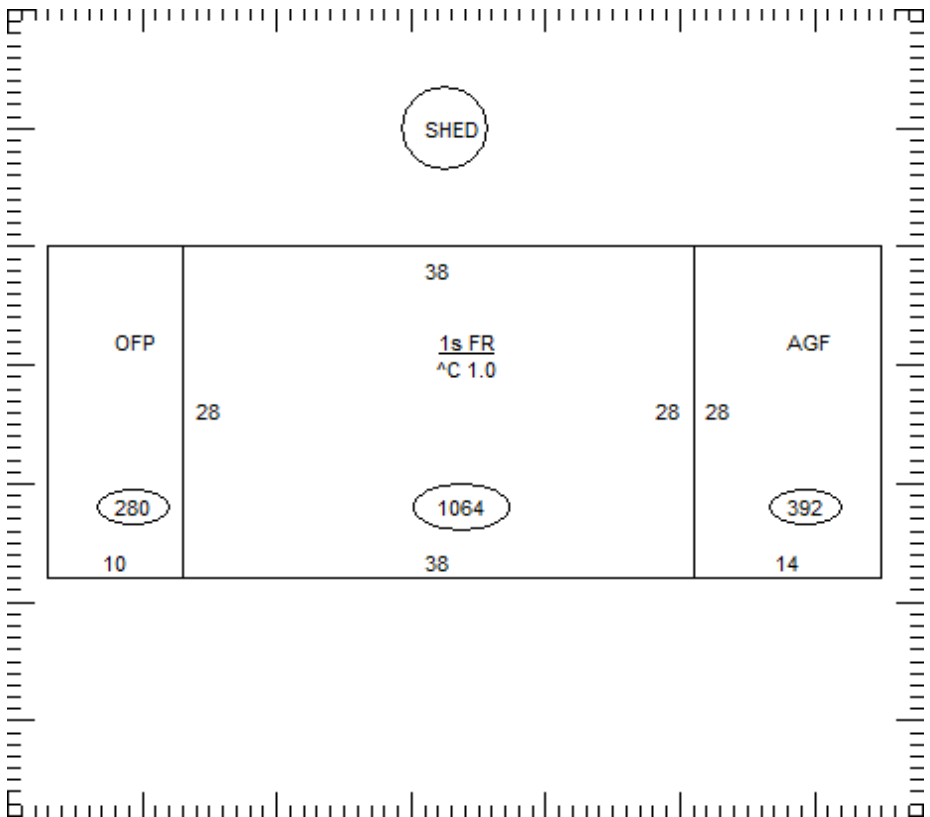
**VALUATION SUMMARY**

| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | 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   |       |      |       |       |
| <b>BUILDING TYPE</b>                 |                             |                             | <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                        | SUBTOTAL                 | 0      |  |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------|--|
| CONCRETE       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MULTI-FAMILY #           | 0      |  |
| WOOD           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BUILDING TYPE            | 000%   |  |
| TILE/COMPO     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BSMT FINISH              | 0 S.F. |  |
| CARPET         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FIREPLACE #              | 0      |  |
| INT. FINISH    |                          | B                        | 1                        | 2                        | 3                        | U                        | HEATING                  | 0 S.F. |  |
| PLASTER/DW     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | AIR COND                 | 0 S.F. |  |
| PANELING       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING #               | 0      |  |
| UNFINISHED     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GARAGES & CARPORTS       | 0      |  |
| ACCOMMODATIONS |                          |                          |                          |                          |                          |                          | EXTRA FEATURES           | 0      |  |
| # OF ROOMS     |                          |                          |                          |                          |                          |                          | SUBTOTAL                 | 0      |  |
| BEDROOMS       |                          |                          |                          |                          |                          |                          | GRADE FACTOR             | %      |  |
| FIREPLACES     |                          |                          |                          |                          |                          |                          | UNADJUSTED VALUE         | 0      |  |
| HEAT & AC      |                          | B                        | 1                        | 2                        | 3                        | U                        | FACTOR                   | %      |  |
| 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     |                          |                          |                          |                          |                          |                          |                          |        |  |



| 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        |       |      |      |       |       |     |      |     |           |      |          |      |          |

09-108450.0000 TOTAL 0

COMMENTS