

Property Class: 510

Neighborhood
095CL20-CL20

Map: 01B

Block:

Card: 48

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-24-326-004

09-110700.0000

LEGAL INFORMATION

NW FR SW

RTS: 003-06-24
Acres:0.3940 M:0.0000

PERIN KEITH A

PERIN KEITH A
8583 ST RTE 219
CELINA, OH 45822

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 PERIN KEITH A	8583 ST RTE 219	CELINA	OH	45822	04/11/2022	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 PERIN KEITH A & NICOLE L	8583 ST RTE 219	CELINA	OH	45822	02/26/2021	255,000	WDC : 142	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 FERGUSON DAVID W &	8583 ST RT 219 LOT #10	CELINA	OH	45822	04/28/2003	78,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: HK DATE: 03/21/2022 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 E. SZ/SHAPE J. OTHER/CDU

ST RTE 219, CELLINA
COMMENT
 TY2022:Net Gen=\$3,749.18, Other
 Assessment=\$0.00
 DE22 ADD GAR & CHG CPY TO OFF (\$20,000)
 IN HECHTS LANDING
 DE17 DESKTOP REVIEW//CORR EFP TO EMP;
 OFF TO OMP

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F184 D84	ST365	DP75	ADJ274		50,400		0
					TOTAL	50,400		0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017	2017	2017	2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	MISC	MISC	MISC
APPRAISED	50,400	39,100	39,100	34,600	34,600	34,600	34,600
VALUE	IMPR	188,500	166,800	142,600	132,900	138,700	138,500
	TOTAL	227,600	205,900	177,200	167,500	173,300	173,100
ASSESSED	LAND	13,690	13,690	12,110	12,110	12,110	12,110
VALUE	IMPR	65,980	58,380	49,910	46,520	48,550	48,480
	TOTAL	79,670	72,070	62,020	58,630	60,660	60,590

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

FLOOR	AREA	CONST	VALUE
1	1764	BRK	234,080

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

SUBTOTAL			234,080
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,764 S.F.		2,910
PLUMBING #	4		4,840
GARAGES & CARPORTS			14,800
EXTRA FEATURES			18,900
SUBTOTAL			275,530
GRADE FACTOR			100 %
UNADJUSTED VALUE			275,530
FACTOR			100 %

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

SUBTOTAL			275,530
GRADE FACTOR			100 %
UNADJUSTED VALUE			275,530
FACTOR			100 %

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

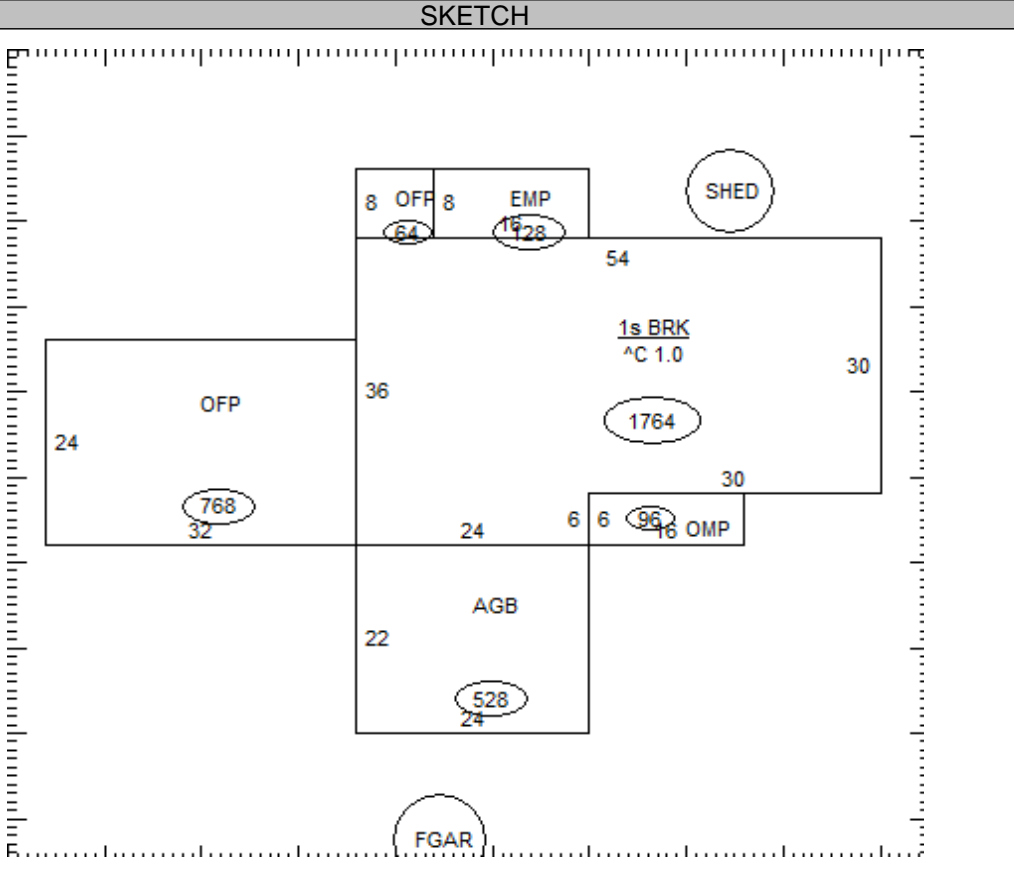
SUBTOTAL			275,530
GRADE FACTOR			100 %
UNADJUSTED VALUE			275,530
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 7
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,764	C		2007		A	275,530	15	234,200		222,500
1 Shed		8x10	80	C		2009		A		23			0
2 Gar - Frame		26x30	780	C	23.70	2021		A	18,490	2	18,120		18,100
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



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TOTAL 240,600

COMMENTS
 HECHTS LANDING
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$272,900)