09-111500.0000

MERCER DEVELOPMENT LP
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8583 ST RT 219
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-24-302-007

LEGAL INFORMATION
LOEBERS SUBDIVISION
LOT 6
RTS: 003-06-24 LOT#: 00006

Property Class: 510
Neighborhood 095CL20-CL20
Map: 01B
Block:
Card: 41
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MERCER DEVELOPMENT LP	8583 ST RT 219	CELINA	OH	45822	05/23/2017	13,000	2:WDC : 323	☐	■
2	PARROCK JOSEPH J ETAL	1614 BROOK PARK DR	TROY	OH	45373	03/30/2017	13,000	2:SHC : 197	☐	☐
3	PARROCK JOSEPH J SR &	1614 BROOK PARK DR	TROY	OH	45373	04/25/1997	15,000	: A : 0	☐	■

X: ☐ TTO LISTER: DA DATE: 02/21/2005 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
CREEK RD

COMMENT
TY2022:Net Gen=$585.22, Other Assessment=$0.00
No direct water access -- deed requires dock space - IF accordingly
DE15 ADD AC/CTRL HEAT PER DATA MAILER
DE17 DESKTOP REVIEW//ADD WD

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F35 D50	ST365 DP57 ADJ208	J:0.05	6,900 0
			TOTAL	6,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	6,900	5,400	4,800	4,800				
	IMPR	31,700	29,400	26,000	24,000				
	TOTAL	38,600	34,800	30,800	28,800				
ASSESSED VALUE	LAND	2,420	1,890	1,680	1,680				
	IMPR	11,100	10,290	9,100	8,400				
	TOTAL	13,520	12,180	10,780	10,080				

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		2			
BEDROOMS		1			
FIREPLACES					

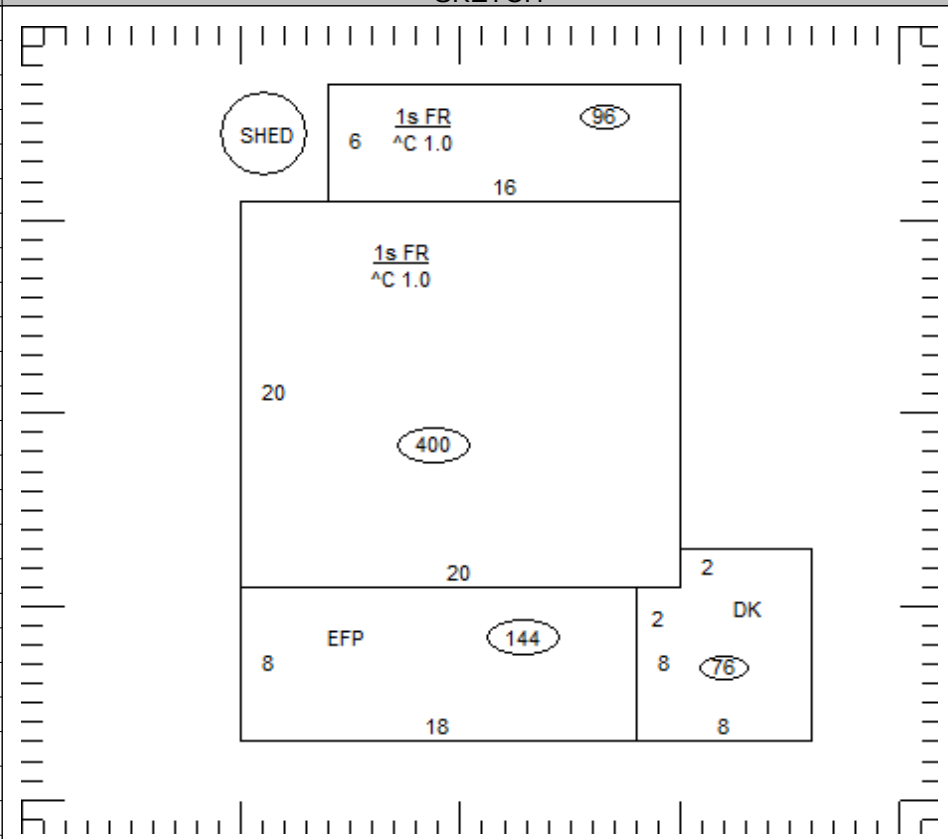
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	496	FR	89,490

SUBTOTAL			89,490
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	496	S.F.	820
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			5,000
SUBTOTAL			95,310
GRADE FACTOR			70 %
UNADJUSTED VALUE			66,720
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	496	D-		1933		A	66,720	50	33,360		31,700
1 Shed		10x10	100							100			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		31,700

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COMMENTS

Dwelling has an Economic Factor of 95%