

FRANKLIN TWP / CELINA SD

09-26-200-004

AGR DISTRICT: FRA53:1987:2027

QUALIFIED CREDITS: CAUV:
06488: 2020

Property Class: 111

Neighborhood
009091-A130

Map: 10A

Block:

Card: 01

Bk: Pg:

09-114000.0100

BIRT ERIC M & JENNIFER E

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8350 ST RTE 219

CELINA, OH 45822

LEGAL INFORMATION

NW CORNER W SD NE

RTS: 003-06-26
Acres:14.9830

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIRT ERIC M & JENNIFER E	8350 ST RTE 219	CELINA	OH	45822	05/03/2019	569,000	WDC : 282	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DAMMEYER RANDALL K &	8350 ST RT 219	CELINA	OH	45822	10/10/1997	45,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 03/14/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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	8350 ST RT 219, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<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	TY2022:Net Gen=\$4,113.40, Other
<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	Assessment=\$0.00
<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	DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 7.7240	11,850	3,050			91,760	23,760
0087	A 4.0550	12,450	3,560			50,480	14,440
0024	A 3.6690	11,250	2,540			41,280	9,320
HS:Home Site	A 1.0000	24,300	24,300			24,300	24,300
RD:Road	A .6000	0	0			0	0
WO:Woods TOTAL	A 5.6590	6,410	1,160			36,220	6,510
0087	A 2.7800	7,000	1,670			19,460	4,640
0024	A 2.8790	5,820	650			16,760	1,870
Total Acres: 14.9830					TOTAL	152,280	54,570

TY2022:Net Gen=\$4,113.40, Other
Assessment=\$0.00
DE20 RMV OWN OCC; DID NOT RETURN APP
DE23 PER MAILER; ADD 4 EX FIX, ADD CNTRL
HEAT

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	MISC
APPRAISED	54,570	152,280	29,950	127,900	41,950	119,590	57,210	92,680
VALUE	IMPR	366,200	366,200	219,300	219,300	226,700	239,000	239,000
	TOTAL	420,770	518,480	249,250	347,200	268,650	346,290	331,680
ASSESSED	LAND	19,100	53,300	10,480	44,770	14,680	41,860	20,020
VALUE	IMPR	128,170	128,170	76,760	76,760	79,350	79,350	83,650
	TOTAL	147,270	181,470	87,240	121,530	94,030	121,210	116,090
POTENTIAL RECOUP	2022=1647.04, 2021=1651.06, 2020=1399.99: Total=4698.09							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1516	FR	202,580
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	225	FR	27,410
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	.5	608	FR	50,380
<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 checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

BSMT	1516	21,680
SUBTOTAL		302,050
MULTI-FAMILY #	0	0

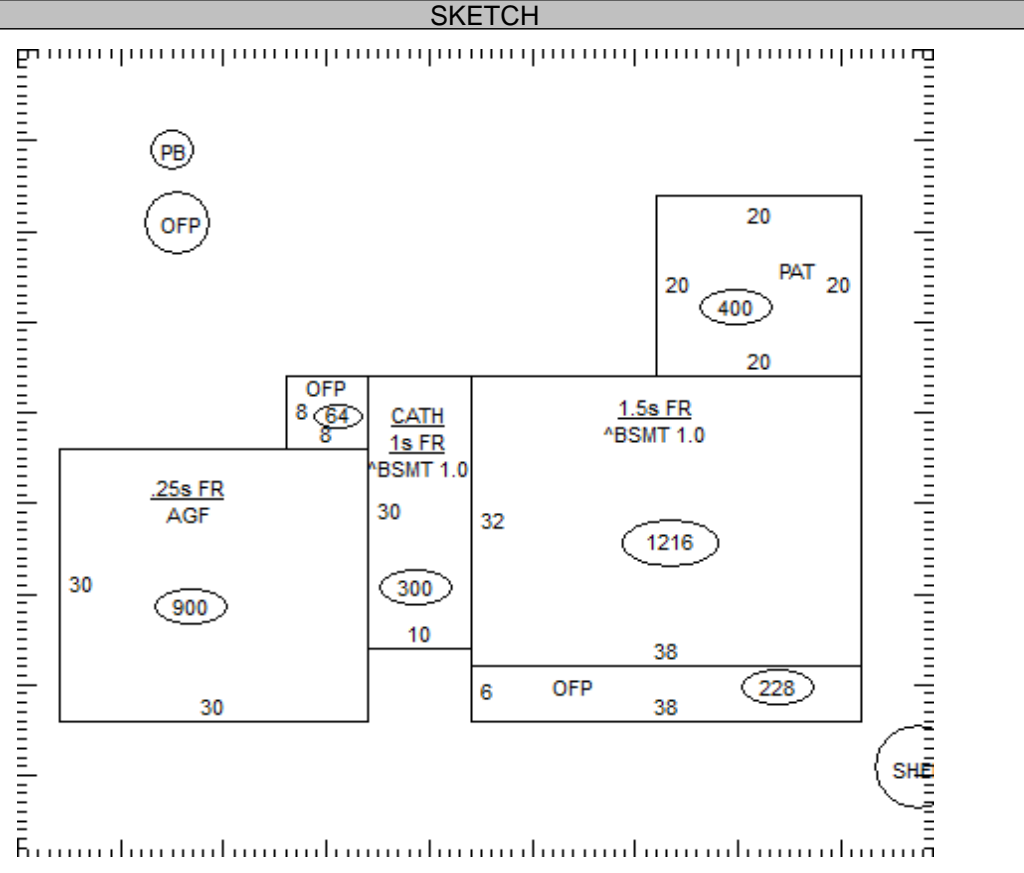
FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	2,349 S.F.	3,870
PLUMBING #	9	10,890
GARAGES & CARPORTS		22,200
EXTRA FEATURES		19,800
SUBTOTAL		363,210

ACCOMMODATIONS	B	1	2	3	U
# OF ROOMS		4		2	
BEDROOMS		2		2	
FIREPLACES	1				
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<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"/>
HEAT PUMP	<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"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GRADE FACTOR	115 %
UNADJUSTED VALUE	417,690
FACTOR	100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,349	B-		1999		A	417,690	19	338,330		338,300
1 OFFP	8	24x13	312	C	16.04	2002		A	5,000	37	3,150		3,200
2 Pole Bldg	10	40x64	2,560	C	14.53	2002		A	37,200	37	23,440		23,400
3 Shed		24x36	864	C	6.60	1980		A	5,700	77	1,310		1,300
4													
5													
6													
7													
8													
9													
10													
11													



09-114000.0100	TOTAL	366,200
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COMMENTS

>>OB Features: 1.2 <Add Concrete Floor>
 Dwelling has an Economic Factor of 100% (Rollback Basis=\$362,600)

