

FRANKLIN TWP / CELINA SD

09-29-200-004

Property Class: 510

Neighborhood

009095-R150

Map: 09

Block:

Card: 18

Bk: Pg:

09-117400.0100

TRISEL BENNETT F & MOLLIE S

TRISEL BENNETT F & MOLLIE S

4806 CO RD 219A

CELINA, OH 45822

LEGAL INFORMATION

PT SW SW NE

RTS: 003-06-29
Acres:0.9200

**QUALIFIED CREDITS:
HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TRISEL BENNETT F & MOLLIE	4806 CO RD 219A	CELINA	OH	45822	11/16/2017	195,000	WDC : 789	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOECKMAN NANCY	4806 COUNTY ROAD 219A	CELINA	OH	45822	06/12/2015	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	BOECKMAN JAMES & NANCY	4806 COUNTY 219A RD	CELINA	OH	45822	09/11/2003	142,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: JL DATE: 03/21/2012 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 4806 COUNTY ROAD 219A, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,807.04, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE15 COR OUTBLDG. ADD EX FIX PER DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site <1 @ 24300*0.99	AC:0.92	24060				24,100	0	
					TOTAL	24,100	0	

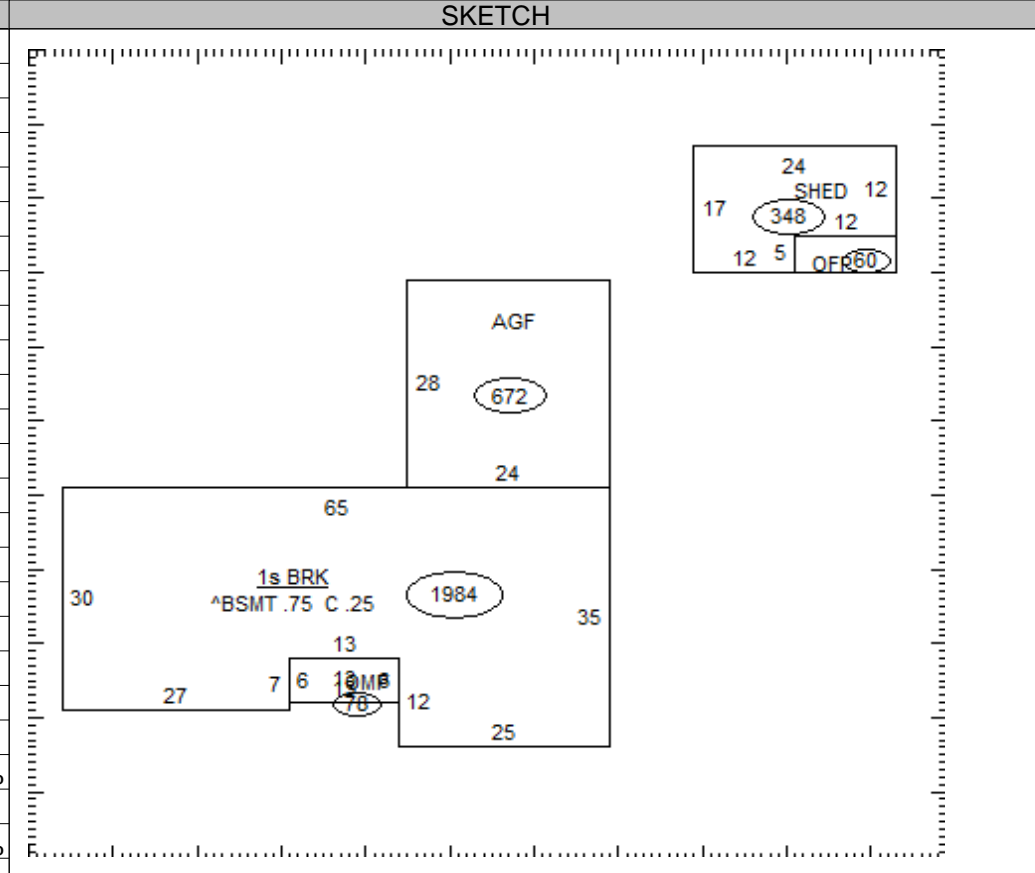
VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC			
APPRAISED VALUE	LAND 24,100	17,200	16,300	16,000	16,000			
	IMPR 284,900	178,400	174,000	145,400	146,400			
	TOTAL 309,000	195,600	190,300	161,400	162,400			
ASSESSED VALUE	LAND 8,440	6,020	5,710	5,600	5,600			
	IMPR 99,720	62,440	60,900	50,890	51,240			
	TOTAL 108,160	68,460	66,610	56,490	56,840			

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1984	BRK	250,680



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1488		21,280
SUBTOTAL			271,960
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	1,984 S.F.		3,270
PLUMBING #	4		4,840
GARAGES & CARPORTS			16,600
EXTRA FEATURES			1,500
SUBTOTAL			302,570
GRADE FACTOR			115 %
UNADJUSTED VALUE			347,960
FACTOR			100 %

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

INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

ACCOMMODATIONS					
# OF ROOMS	1	6			
BEDROOMS		3			
FIREPLACES	1				
HEAT & AC	B	1	2	3	U

ACCOMMODATIONS
 # OF ROOMS 1 6
 BEDROOMS 3
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,984	B-		1988		G	347,960	19	281,850		281,900
1 Shed		0x0	348	C	7.70	2012		A	2,680	17	2,220		2,200
2 OFP		5x12	60	C	16.04	2012		A	960	17	800		800
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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,984	B-		1988		G	347,960	19	281,850		281,900
1 Shed		0x0	348	C	7.70	2012		A	2,680	17	2,220		2,200
2 OFP		5x12	60	C	16.04	2012		A	960	17	800		800
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

9-117400.0100													
---------------	--	--	--	--	--	--	--	--	--	--	--	--	--

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,984	B-		1988		G	347,960	19	281,850		281,900
1 Shed		0x0	348	C	7.70	2012		A	2,680	17	2,220		2,200
2 OFP		5x12	60	C	16.04	2012		A	960	17	800		800
3													
4													
5													
6													
7													
8													
9													
10													
11													

TOTAL 284,900

COMMENTS

Dwelling has an Economic Factor of 100% (Rollback Basis=\$306,000)