09-120300.0000

FRANKLIN TWP / CELINA SD

09-29-180-010

Property Class: 510
Neighborhood 000990-RS50
Map: 08A
Block:
Card: 93
Bk: Pg:

FLECK COLLIN C
FLECK COLLIN C
6706 STATE ROUTE 219
CELINA, OH 45822

LEGAL INFORMATION
BEAVER CREEK ADDITION
IN LOT 5
RTS: 003-06-29 LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FLECK COLLIN C	6706 STATE ROUTE 219	CELINA	OH	45822	10/08/2021	125,000	WDC : 865	☐	■
2	WILKER JANE F	6706 STATE ROUTE 219	CELINA	OH	45822	09/22/2021	0	QCE : X : 0	☐	☐
3	WILKER JANE ETAL	6706 STATE ROUTE 219	CELINA	OH	45822	09/22/2021	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 03/30/2005 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
6706 ST RTE 219, CELINA

COMMENT
TY2022:Net Gen=$1,711.90, Other Assessment=$0.00
DE17 DESKTOP REVIEW//ADD PATIO
DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F55 D135	ST180 DP95 ADJ171		9,400 0
			TOTAL	9,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	9,400	6,800	6,500	6,500				
	IMPR	148,900	95,000	72,700	68,500				
	TOTAL	158,300	101,800	79,200	75,000				
ASSESSED VALUE	LAND	3,290	2,380	2,280	2,280				
	IMPR	52,120	33,250	25,450	23,980				
	TOTAL	55,410	35,630	27,730	26,260				

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		4	2		
BEDROOMS		2	2		
FIREPLACES		1			

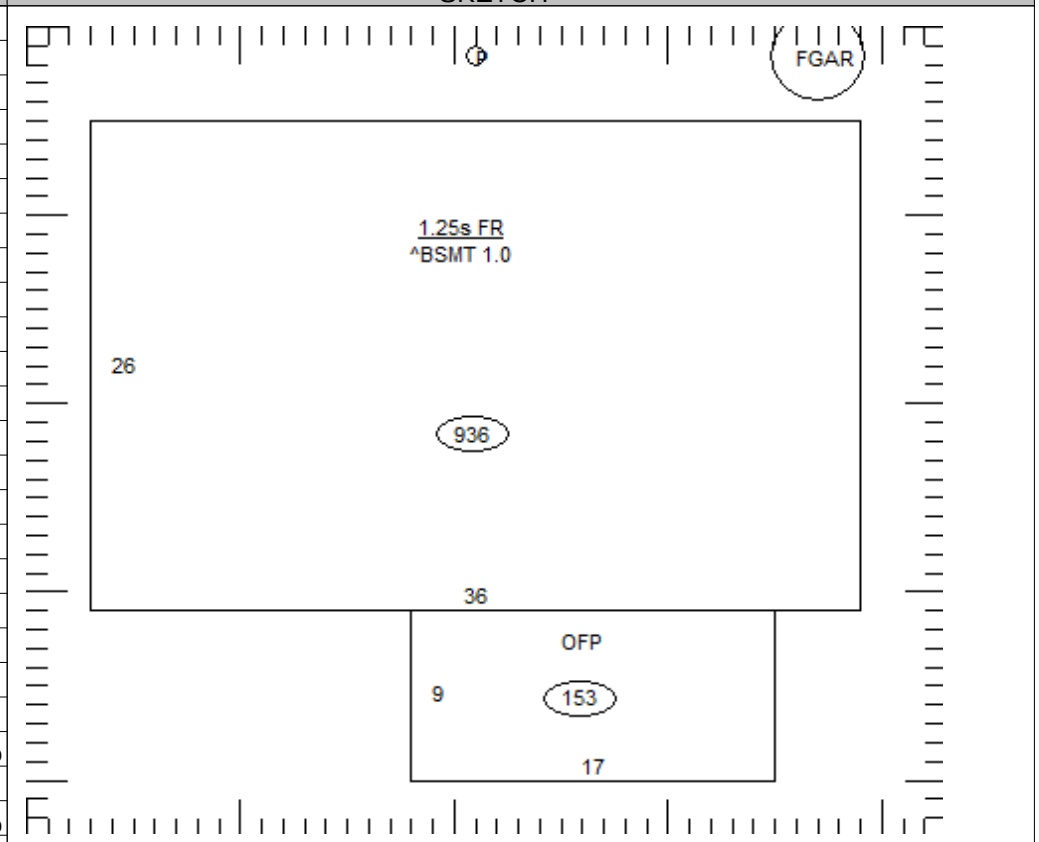
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	936	FR	153,380
.25	234	FR	34,970
BSMT	936		13,380

SUBTOTAL		201,730
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	1,170 S.F.	1,930
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		2,500
SUBTOTAL		210,560
GRADE FACTOR		100 %
UNADJUSTED VALUE		210,560
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,170	C		1950	1991	A	210,560	30	147,390		147,400
1 Gar - Frame	8	20x22	440	C	23.70	1951		A	10,430	95	520		500
2 Patio		16x24	384	C	4.05	2000		A	1,560	37	980		1,000
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		148,900

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COMMENTS

Dwelling has an Economic Factor of 100%

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FRANKLIN TWP / CELINA SD

09-29-180-010

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Neighborhood 000990-RS50
Map: 08A
Block:
Card: 93
Bk: Pg:

FLECK COLLIN C
FLECK COLLIN C
6706 STATE ROUTE 219
CELINA, OH 45822

LEGAL INFORMATION
BEAVER CREEK ADDITION
IN LOT 5
RTS: 003-06-29 LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILKER JANE F	6706 ST RT 219	CELINA	OH	45822	04/22/2002	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
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☐ 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
6706 ST RTE 219, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		9,400	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

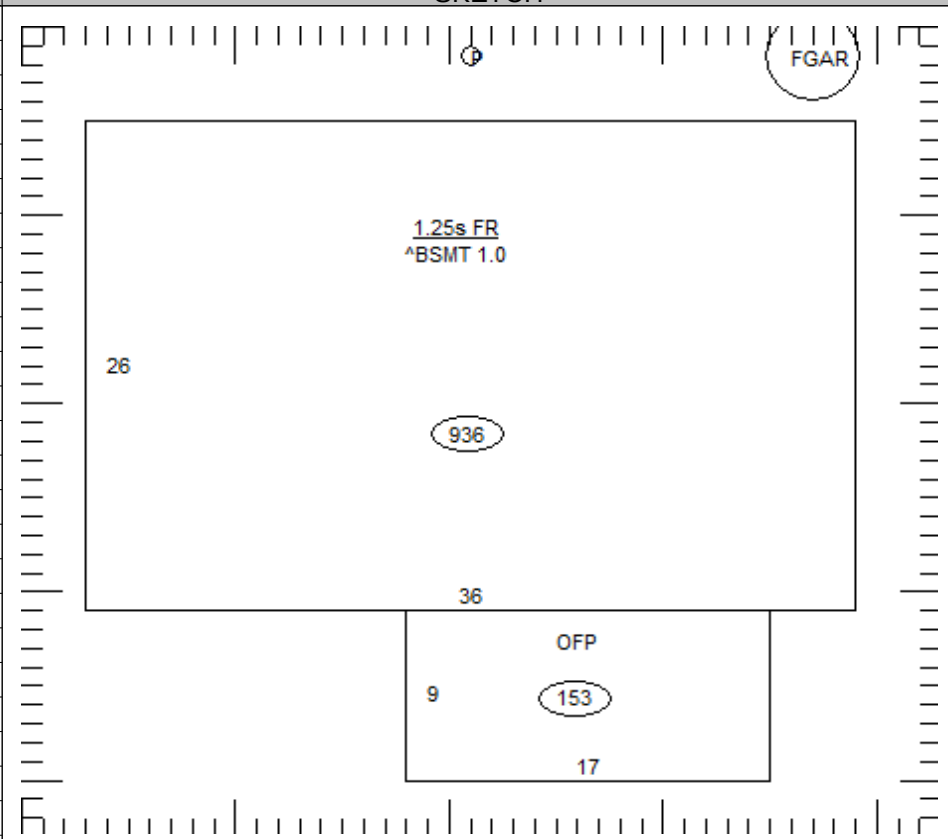
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													
												TOTAL	0

09-120300.0000

COMMENTS