



09-127400.0000

FRANKLIN TWP
 CELINA SD
 09-30-301-006

LEGAL INFORMATION

PT W1/2 SW

Acres:2.9900

RTS: 003-06-30
BPNFM INVESTMENTS LLC
 BPNFM INVESTMENTS LLC
 5970 STATE ROUTE 119
 SAINT HENRY, OH 45883

Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$849.46, Other Assessment=\$0.00
 DE23 NOH; RMV BLDG, CHG CLS

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TK	06/06/23
10/14/2021	160,000		WDC : 881	499	<input checked="" type="checkbox"/>	Pricer:
02/18/2020	0		2:QCE : X : 0	499	<input type="checkbox"/>	Reviewer:
02/04/2016	0		QCE : X : 0	499	<input type="checkbox"/>	Final:
01/21/2016	0		QCE : X : 0	499	<input type="checkbox"/>	Call Back:
	0		: 0	499	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2020
REASON FOR CHANGE	RCLS	REMB	RAPP	RAPP
ESTIMATED	29,600	29,600	29,600	23,320
MARKET VALUE	0	0	29,120	20,020
	TOTAL	29,600	29,600	58,720
				43,340
ASSESSED	10,360	10,360	10,360	8,160
VALUE	0	0	10,190	7,010
	TOTAL	10,360	20,550	15,170

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:2.99		15,000				29,600	0
Totals:	Total Acres 2.9900						29,600	0
							29,600	



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COMMENT

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TK	06/06/23
01/21/2016	0	QCE : X : 0	499	<input type="checkbox"/>	Pricer:	
	0	: 0	499	<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED MARKET VALUE	LAND	23,320	
	IMPR	21,160	
	TOTAL	44,480	
ASSESSED VALUE	LAND	8,160	
	IMPR	7,410	
	TOTAL	15,570	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
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D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 2.9900					29,600	0	29,600

