09-700134.M000

FRANKLIN TWP / CELINA SD

Property Class: 570

Neighborhood M09-N/A

Map:
Block:
Card:
Bk: Pg:

**HODEL BRENDA & JOHN**
HODEL BRENDA & JOHN
5359 KARAFIT RD LOT 19
CELINA, OH 45822
Created in 2008 From - . 0 due to New

**LEGAL INFORMATION**
MMHome Calc Type: Like Real
Serial/Title #: NZOHCNX864142FK /
Registration #/Year: 54-1650 / 1988
Make/Model: NASHUA / 0

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | HODEL BRENDA & JOHN | 5359 KARAFIT RD LOT 19 | CELINA | OH | 45822 | 03/31/2021 | 12,000 | : 22 | ☐ | ■ |
| 2 | JONES SHARON R | 3945 OAKVIEW DR | DAYTON | OH | 45430 | 07/30/2020 | 0 | : X : 0 | ☐ | ☐ |
| 3 | JONES KENNETH R | 3945 OAKVIEW DR | BEAVERCREEK | OH | 45430 | 09/07/2001 | 10,000 | : 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: TIME: ☐ 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
5359 KARAFIT RD LOT 19, CELINA

COMMENT
TY2022:Net Gen=$57.18, Other Assessment=$0.00
WOODHAVEN MOBILE HOME LOT 19
REG#54-1650
DE23 ADD CPY OVER PAT PER DESKTOP REVIEW

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | | | | | TOTAL | | 0 | 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2023 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | | RAPP | MMH | RAPP | RAPP | | | | |
| APPRAISED VALUE | LAND | 0 | 0 | 0 | 0 | | | | |
| | IMPR | 1,400 | 3,700 | 3,400 | 5,600 | | | | |
| | TOTAL | 1,400 | 3,700 | 3,400 | 5,600 | | | | |
| ASSESSED VALUE | LAND | 0 | 0 | 0 | 0 | | | | |
| | IMPR | 490 | 1,300 | 1,190 | 1,960 | | | | |
| | TOTAL | 490 | 1,300 | 1,190 | 1,960 | | | | |

| 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 | | | |
| BEDROOMS | | 2 | | | |
| FIREPLACES | | | | | |

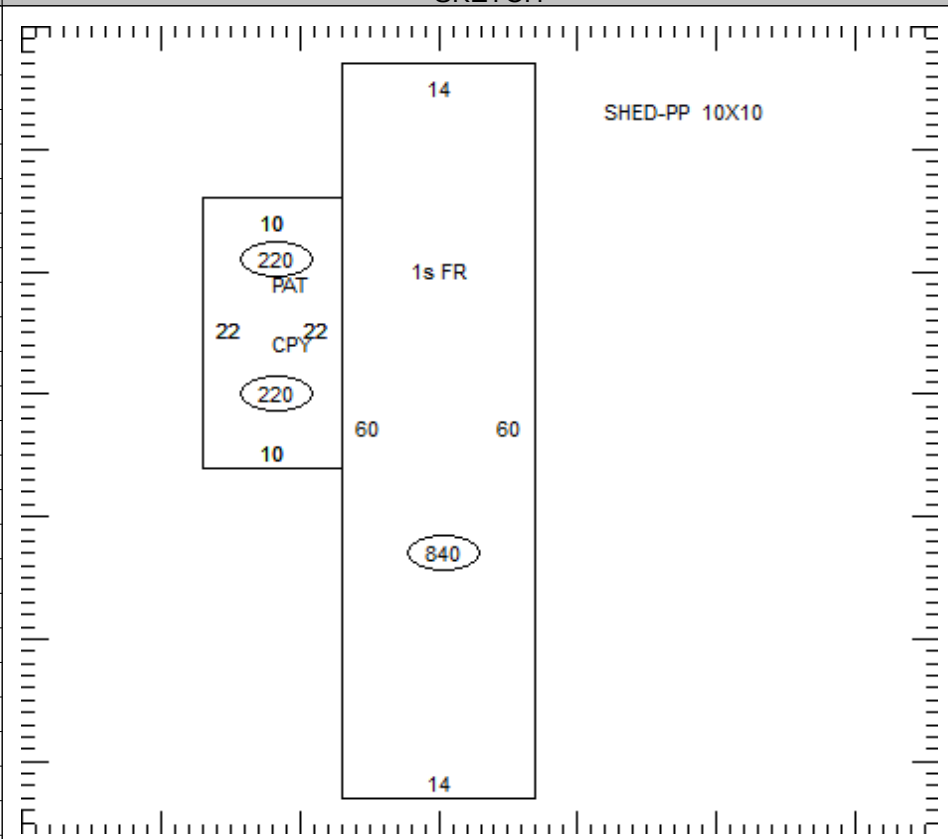
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | BASE ■ | | | | |
|---|---|---|---|---|---|
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 840 | FR | 23,180 |

| | | |
|---|---|---|
| SUBTOTAL | | 23,180 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 100% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 840 S.F. | 1,390 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 2,500 |
| SUBTOTAL | | 27,070 |
| GRADE FACTOR | | 100 % |
| UNADJUSTED VALUE | | 27,070 |
| FACTOR | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MOBILE HOME | 1 | SK60X14 | 840 | C | | 1988 | | A | 27,070 | 95 | 1,350 | | 1,400 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 1,400 |

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COMMENTS

Dwelling has an Economic Factor of 100%