

HOPEWELL TWP / CELINA SD

05-16-300-002

Property Class: 510

Neighborhood
009245-R150

Map: 12

Block:

Card: 08

Bk: Pg:

24-011700.0000

KRAMER JESSE L & RENEE I

KRAMER JESSE L & RENEE I

4001 FRAHM PIKE

CELINA, OH 45822

LEGAL INFORMATION

SW COR SW

RTS: 002-05-16

Acres:1.5490

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KRAMER JESSE L & RENEE I	4001 FRAHM PIKE	CELINA	OH	45822	11/26/2013	200,000	WDC : 813	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SHIVELY BLAKE ETAL	4001 FRAHM PIKE	CELINA	OH	45822	03/31/1997	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 10/27/2004 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	4001 FRAHM PIKE, 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=\$3,575.42, 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=\$4.00		
<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	DE17 DESKTOP REVIEW//CORR STRY HGHT		

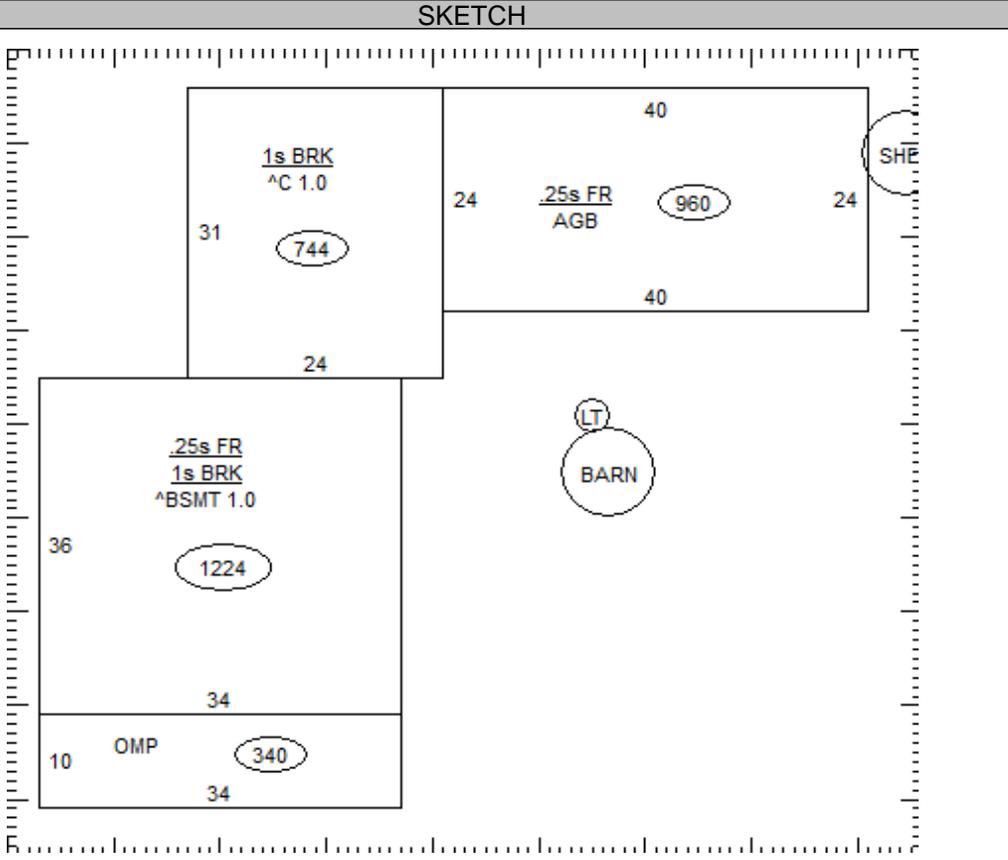
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	20810				20,800	0	
SM:Small Acreage	AC:0.549	8500				4,700	0	
Total Acres: 1.5490					TOTAL	25,500	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC			
APPRAISED	LAND	25,500	22,400	20,300	21,300	21,300		
VALUE	IMPR	299,600	195,200	144,000	138,100	160,700		
	TOTAL	325,100	217,600	164,300	159,400	182,000		
ASSESSED	LAND	8,930	7,840	7,110	7,460	7,460		
VALUE	IMPR	104,860	68,320	50,400	48,340	56,250		
	TOTAL	113,790	76,160	57,510	55,800	63,710		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1968	BRK	248,660
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	546	FR	58,790
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<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 checked="" 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				
FLOORS	B 1 2 3 U	BSMT	1224		17,500
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			324,950
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
INT. FINISH	B 1 2 3 U	FIREPLACE #	1		4,400
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,968 S.F.		3,250
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	2		2,420
ACCOMMODATIONS		GARAGES & CARPORTS			26,800
# OF ROOMS	5	EXTRA FEATURES			6,400
BEDROOMS	1	SUBTOTAL			368,220
FIREPLACES	1	GRADE FACTOR		115 %	
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			423,450
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR		100 %	
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY			
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1.25	SK	2,514
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Barn	14	28x84	2,352
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Lean - To	8	26x42	1,092
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3 Shed		4x6	24
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			
GEOTHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7			
PLUMBING		8			
X FULL BATH		9			
X HALF BATH	1	10			
X FIXTURES		11			



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	2,514	B-		1914	1995	A	423,450	28	304,880		298,800
1 Barn	14	28x84	2,352	D	9.60	1900		A	22,580	95	1,130	DFLT50	600
2 Lean - To	8	26x42	1,092	D	3.84	1900		A	4,190	95	210		200
3 Shed		4x6	24	D		1980		P		95			0
4													
5													
6													
7													
8													
9													
10													
11													

24-011700.0000

TOTAL 299,600

COMMENTS

REVIEW FLAG==IS THERE BSMT. AREA UNDER THE 744SF?
 Dwelling has an Economic Factor of 98% (Rollback Basis=\$319,600)