

24-012400.0100

**SCHOENHERR CHARLOTTE**

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3701 FRAHM PIKE

CELINA, OH 45822

Created in 2021 From 24-012400.0000 due to Split

**LEGAL INFORMATION**

COR SE SW

RTS: 002-05-17

Acres:5.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHOENHERR CHARLOTTE	3701 FRAHM PIKE	CELINA	OH	45822	03/01/2021	164,000	WDC : 147	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: TIME:  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  
 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  E. SZ/SHAPE  J. OTHER/CDU

3701 FRAHM PIKE  
**COMMENT**  
 TY2022:Net Gen=\$2,526.24, Other Assessment=\$33.54

**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:4	7900				31,600	0	
Total Acres: 5.0000						TOTAL	52,400	0

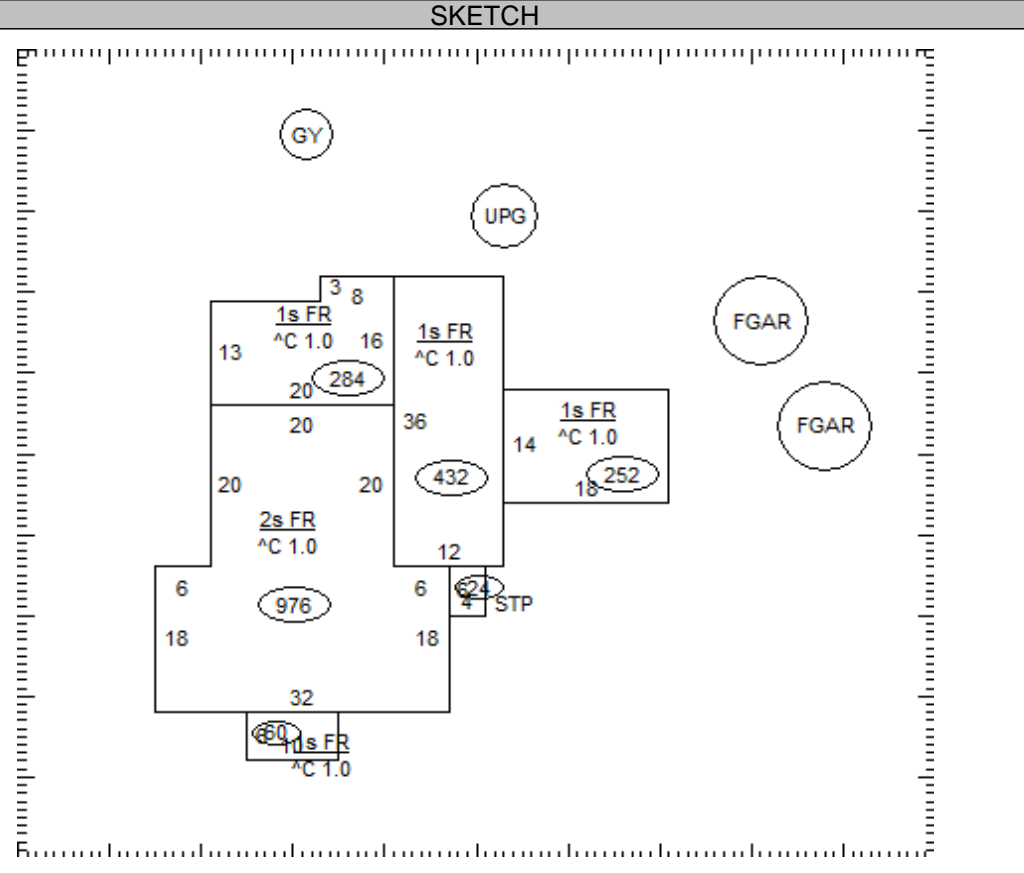
**VALUATION SUMMARY**

VALUE YEAR	2023	2021	2021	2021	2021			
REASON FOR CHANGE	RAPP	MISC	RCLS	CAUV	MISC			
APPRAISED	52,400	46,400	54,220	22,390	49,290			
VALUE	IMPR	159,500	104,200	104,200	94,800	94,800		
	TOTAL	211,900	150,600	158,420	117,190	144,090		
ASSESSED	LAND	18,340	16,240	18,980	7,840	17,250		
VALUE	IMPR	55,830	36,470	36,470	33,180	33,180		
	TOTAL	74,170	52,710	55,450	41,020	50,430		

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2004	FR	234,130
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	976	FR	54,730
BUILDING TYPE			<input checked="" 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 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

SUBTOTAL		288,860	
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	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			200
SUBTOTAL		293,460	
GRADE FACTOR		100 %	
UNADJUSTED VALUE		293,460	
FACTOR		100 %	



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,980	C		1885		A	293,460	45	161,400		158,200
1 Gar - Frame		20x36	720	D	18.96	1930		A	13,650	95	680		700
2 Gar - Frame		20x24	480	D	18.96	1930		A	9,100	95	460		500
3 Granary	8	22x30	660	D	6.16	1900		F	4,070	95	200	DFLT75	100
4 Upgrd Cellar		12x18	216	D	499.30	1942		A	500	95	30		0
5													
6													
7													
8													
9													
10													
11													

24-012400.0100 TOTAL 159,500

**COMMENTS**

Dwelling has an Economic Factor of 98%