

24-013800.0400

LOCHTEFELD KYLE A & ASHLEY I

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3119 FRAHM PIKE

CELINA, OH 45822

Created in 2019 From 24-013800.0300 due to Split

LEGAL INFORMATION

PT SW SW

RTS: 002-05-18

Acres:2.2090

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	LOCHTEFELD KYLE A &	3119 FRAHM PIKE	CELINA	OH	45822	04/25/2019	205,000	WDC : 257	<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	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	3119 FRAHM PIKE COMMENT TY2022:Net Gen=\$3,710.66, Other Assessment=\$4.00 DE20 APPLY OWN OCC

LAND COMPUTATIONS

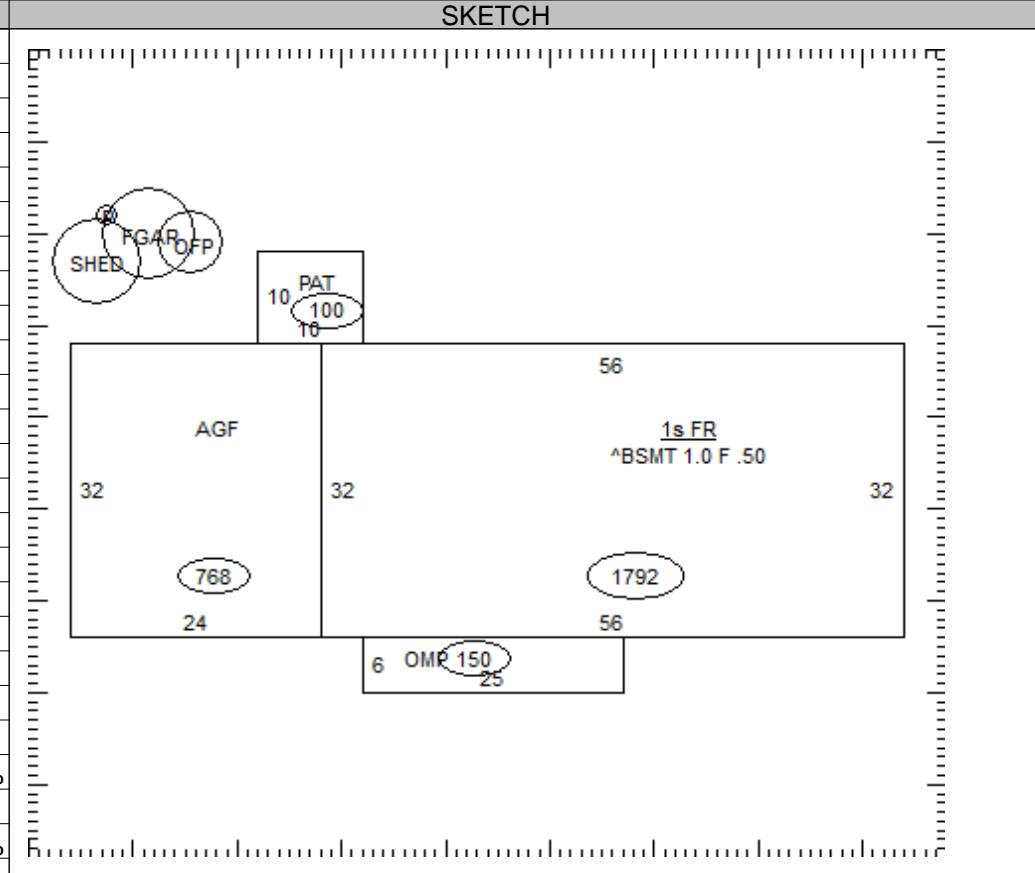
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	20810				20,800	0	
SM:Small Acreage	AC:1.209	8300				10,000	0	
Total Acres: 2.2090					TOTAL	30,800	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2020	2019	2019			
REASON FOR CHANGE	RAPP	RAPP	RCLS	MISC	RAPP			
APPRAISED	LAND	30,800	27,200	24,700	24,700	24,700		
VALUE	IMPR	266,900	198,200	174,500	174,500	174,500		
	TOTAL	297,700	225,400	199,200	199,200	199,200		
ASSESSED	LAND	10,780	9,520	8,650	8,650	8,650		
VALUE	IMPR	93,420	69,370	61,080	61,080	61,080		
	TOTAL	104,200	78,890	69,730	69,730	69,730		

OCCUPANCY SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1792	FR	222,230
BSMT	1792		25,630
SUBTOTAL			247,860
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	896 S.F.		12,810
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,688 S.F.		4,440
PLUMBING #	3		3,630
GARAGES & CARPORTS			19,000
EXTRA FEATURES			3,200
SUBTOTAL			290,940
GRADE FACTOR			100 %
UNADJUSTED VALUE			290,940
FACTOR			100 %



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 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 6
 BEDROOMS 3
 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 1
 X HALF BATH
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,792	C		2009		A	290,940	13	253,120		248,100
1 Gar - Frame	10	0x0	888	C	23.70	2011		A	21,050	19	17,050		17,100
2 OFP		6x12	72	C	16.04	2011		A	1,150	19	930		900
3 Shed		8x8	64	C		2011		A		19			0
4 Patio		16x16	256	C	4.05	2011		A	1,040	19	840		800
5													
6													
7													
8													
9													
10													
11													

24-013800.0400 TOTAL 266,900

COMMENTS
 Dwelling has an Economic Factor of 98% (Rollback Basis=\$268,900)