24-026000.0300

HOPEWELL TWP / CELINA SD

05-25-100-006

Property Class: 550

Neighborhood 009245-R150

Map: 20
Block:
Card: 30
Bk: Pg:

HOLTSBERRY EDWIN J JR
HOLTSBERRY EDWIN J JR
7874 WEITZ RD
CELINA, OH 45822

LEGAL INFORMATION
PT W 1/2 NW
BLUE HERON CONDOMINIUMS UNIT A
RTS: 002-05-25
Acres:1.9000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOLTSBERRY EDWIN J JR	7874 WEITZ RD	CELINA	OH	45822	10/23/2019	195,000	WDC : 720	☐	■
2	KLOSTERMAN DANIEL L & C/O ROGER & DIANA DATRES	7874 WEITZ RD	CELINA	OH	45822	05/13/2004	0	QCE : X : 0	☐	☐
3	KLOSTERMAN DANIEL L &	708 WILDWOOD DR	COLDWATER	OH	45828 -1072	11/03/2003	0	: X : 0	☐	☐

X: ☐ TTO LISTER: SS DATE: 10/08/2013 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

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
7874 WEITZ RD

COMMENT
TY2022:Net Gen=$3,705.72, Other Assessment=$368.66
DE13 CORR DWLG PER REALTOR LISTING.
FOR SALE $279,000
DE17 DESKTOP REVIEW//ADD PATIO
DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	20810		20,800 0
SM:Small Acreage	AC:0.9	8500		7,700 0
Total Acres: 1.9000			TOTAL	28,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	28,500	25,100	22,800	24,100				
	IMPR	266,500	195,800	175,900	195,200				
	TOTAL	295,000	220,900	198,700	219,300				
ASSESSED VALUE	LAND	9,980	8,790	7,980	8,440				
	IMPR	93,280	68,530	61,570	68,320				
	TOTAL	103,260	77,320	69,550	76,760				

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	■	☐	☐	☐	☐

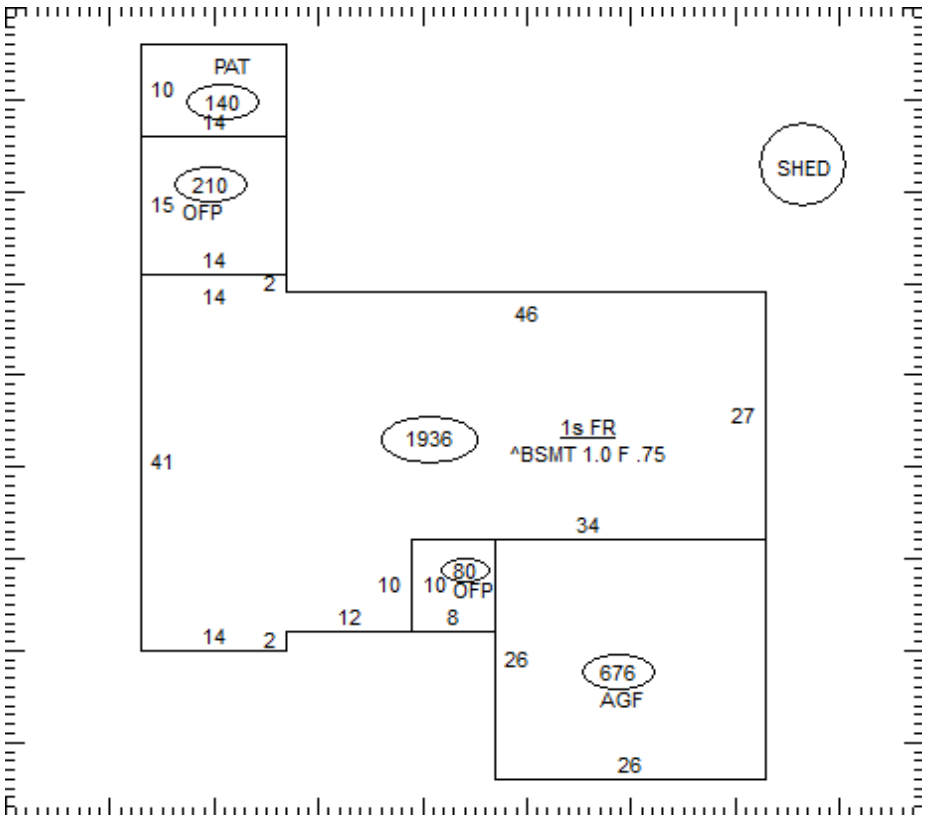
ACCOMMODATIONS					
# OF ROOMS	1	5			
BEDROOMS		3			
FIREPLACES					

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	1				
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1936	FR	231,200
BSMT	1936		27,680
SUBTOTAL			258,880
MULTI-FAMILY #	1		2,500
BUILDING TYPE	100%		0
BSMT FINISH	1,452 S.F.		20,760
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,388 S.F.		5,590
PLUMBING #	5		6,050
GARAGES & CARPORTS			16,700
EXTRA FEATURES			5,300
SUBTOTAL			315,780
GRADE FACTOR			105 %
UNADJUSTED VALUE			331,570
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,936	C+		2004		A	331,570	18	271,890		266,500
1 Shed	PP	10x12	120	C		2003		A		35			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	266,500

24-026000.0300

COMMENTS

BRICK TRIM 26 X 3
Dwelling has an Economic Factor of 98%