

Business Name: 5978 MILLER RD  
 Property Address: 5978 MILLER RD

DTE Code: 340



\*24-030300.0100\*

HOPEWELL TWP  
 CELINA SD  
 05-25-400-007

**LEGAL INFORMATION**

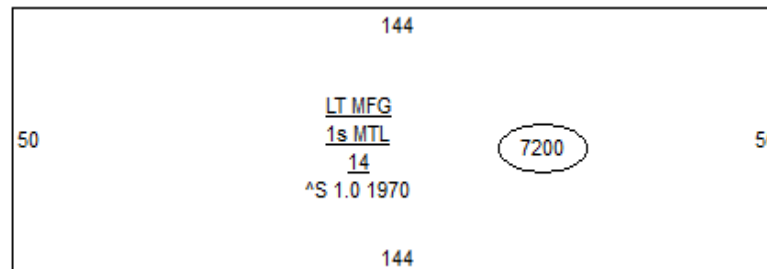
PT NE SE

Acres:1.1150

RTS: 002-05-25  
**RASNEOR DUANE & KRIS**  
 RASNEOR DUANE & KRIS  
 913 CHESTNUT ST  
 CELINA, OH 45822

Neighborhood INDS24	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 TY2022:Net Gen=\$1,508.44, Other Assessment=\$2.00  
 DE17 DESKTOP RVW CHG: ADJ PRICING



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
08/03/2023	45,000		WDC : 451	340	■ Pricer:	
07/19/2017	0		QCE : X : 0	340	□ Reviewer:	
08/01/2012	75,000		WDC : A : 437	429	■ Final:	
03/16/2011	0		QCE : X : 0	429	□ Call Back:	
11/19/2010	0		QCE : X : 0	429	□ Visit:	

VALUATION SUMMARY					
VALUE YEAR		2023	2020	2017	2017
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC
ESTIMATED	LAND	16,730	15,390	15,390	14,220
MARKET VALUE	IMPR	61,490	62,420	66,100	66,820
	TOTAL	78,220	77,810	81,490	81,040
ASSESSED	LAND	5,860	5,390	5,390	4,980
VALUE	IMPR	21,520	21,850	23,140	23,390
	TOTAL	27,380	27,240	28,530	28,370

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1.115		15,000				16,730	0
Totals:	Total Acres 1.1150						16,730	0

<b>CLASS/QUALITY RANK</b>		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>									
		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>									
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>									
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>									
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>									
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>									
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>									
<b>TOTAL AREA</b>	<b>PERIMETER</b> 0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>									
<b># STORIES</b>	<b>STORY HT</b> 14	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>									
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		<input type="checkbox"/>									

<b>H.V.A.C.</b>		<b>FLOORS</b>					<b>PARTITIONS</b>					<b>INTERIOR FINISH</b>												
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CEILINGS</b>			B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	STANDARD					<input type="checkbox"/>	STANDARD					<input type="checkbox"/>	STANDARD						
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					A	<b>LIGHTING</b>					A	A								
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES			<input type="checkbox"/>	FLUORESCENT			<input type="checkbox"/>	METAL HALIDE			<input type="checkbox"/>							
				2 FIXTURE BATH			<input type="checkbox"/>	STANDARD			<input type="checkbox"/>	SODIUM VAP			<input type="checkbox"/>	STANDARD			<input type="checkbox"/>					
<b>YARD ITEMS</b>				3 FIXTURE BATH			<input type="checkbox"/>				<input type="checkbox"/>	MERCURY VAP			<input type="checkbox"/>				<input type="checkbox"/>					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	
A 340.010:LT MFG		14	50 X 144	1	7,200		1970	2003A	F	B	14.00	100,800	39	0	0	61,490	
AMENITY TOTAL																	0
															TOTAL IMPR		61,490

**COMMENTS**

Business Name: 5978 MILLER RD  
 Property Address: 5978 MILLER RD

DTE Code: 340



\*24-030300.0100\*

HOPEWELL TWP  
 CELINA SD  
 05-25-400-007

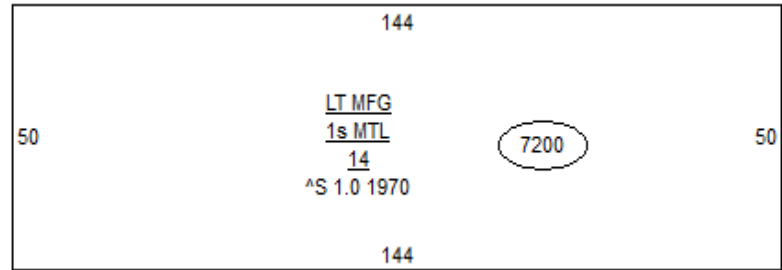
**LEGAL INFORMATION**

PT NE SE

Acres: 1.1150

RTS: 002-05-25  
**RASNEOR DUANE & KRIS**  
 RASNEOR DUANE & KRIS  
 913 CHESTNUT ST  
 CELINA, OH 45822  
 COMMENT

Neighborhood INDS24	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/29/23
03/16/2011	0		QCE : X : 0	429	<input type="checkbox"/>	Pricer:
11/19/2010	0		QCE : X : 0	429	<input type="checkbox"/>	Reviewer:
07/08/2005	167,000		WDC : A : 0	429	<input checked="" type="checkbox"/>	Final:
03/30/2001	78,000		: A : 0	429	<input checked="" type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 1.1150					16,730	0	16,730

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING													
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG													
		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL													
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC													
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON													
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	CANOPY		STEEL	FRAME													
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE													
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP													
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH													
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD													
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD														
H.V.A.C.		FLOORS			PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/> Electric Wall <input type="checkbox"/>	CONCRETE	B	1	2	3	U	MASONRY	B	1	2	3	U	UNFINISHED	B	1	2	3	U	
Forced Air Unit	<input type="checkbox"/> Hot Water <input type="checkbox"/>	WOOD						WD STUD						FINISH OPEN						
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace <input type="checkbox"/>	TILE A Q V T						MTL STUD						FINISH DIV						
Steam	<input type="checkbox"/> Warm & Cld Air <input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U	PANEL						
Ventilation	<input type="checkbox"/> Heat Pump <input type="checkbox"/>	ASPHALT						ACCUT/PANEL						PLASTER / DW						
Package Unit	<input type="checkbox"/> Ind TW Heat Pump <input type="checkbox"/>	GRAVEL						PLASTER/DW						BLOCK						
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool <input type="checkbox"/>	DIRT						SUSP/OPEN						GLAZED TILE						
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac <input type="checkbox"/>	STANDARD						STANDARD						STANDARD						
Complete HVAC	<input type="checkbox"/> No Heat <input type="checkbox"/>	PLUMBING			LIGHTING															
Refrig. Cooling	<input type="checkbox"/> Standard <input type="checkbox"/>	NO PLUMBING						EXTRA FIXTURES						FLUORESCENT					METAL HALIDE	
		2 FIXTURE BATH						STANDARD						SODIUM VAP					STANDARD	
YARD ITEMS		3 FIXTURE BATH												MERCURY VAP						
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE				
AMENITY TOTAL																			0	
																TOTAL IMPR				61,490
COMMENTS																				