

HOPEWELL TWP / PARKWAY SD

05-01-300-014

25-000700.0200

PLANK CHRISTOPHER J & HUFFMAN CYNTHIA A
 PLANK CHRISTOPHER J & HUFFMAN CYNTHIA A
 5620 TAMA RD
 CELINA, OH 45822
 Created in 2020 From 25-000700.0000 due to Split

LEGAL INFORMATION
 PT NW SW
 RTS: 002-05-01
 Acres:2.6540

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------------|--------------|--------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | PLANK CHRISTOPHER J & | 5620 TAMA RD | CELINA | OH | 45822 | 07/28/2020 | 192,000 | WDC : 495 | <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 | 5620 TAMA RD |

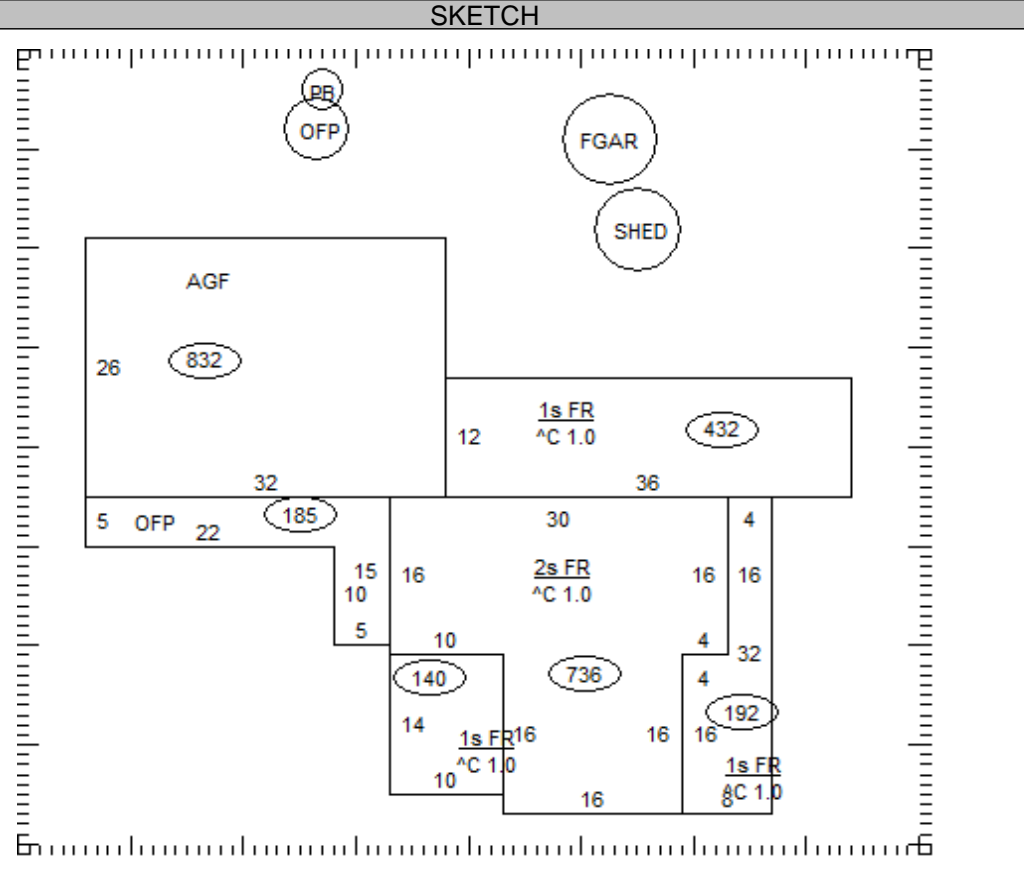
COMMENT
 TY2022:Net Gen=\$2,403.14, Other Assessment=\$4.00
 DE22 DESKTOP RVW; ADD OFF TO PB, RMV SHED
 NC24 CHK FOR NEW DWLG OR POSSIBLE MAJOR RMDL (\$400,000)

| LAND COMPUTATIONS | | | | | | | |
|---------------------|----------|-------|------|---|-----|--------|----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| HS:Home Site | AC:1 | 20950 | | | | 21,000 | 0 |
| SM:Small Acreage | AC:1.654 | 8300 | | | | 13,700 | 0 |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |
| Total Acres: 2.6540 | | | | | | TOTAL | 34,700 0 |

| VALUATION SUMMARY | | | | | |
|-------------------|-------|---------|---------|---------|---------|
| VALUE YEAR | 2023 | 2022 | 2021 | 2021 | |
| REASON FOR CHANGE | RAPP | NC | MISC | RCLS | |
| APPRaised | LAND | 34,700 | 29,100 | 29,100 | 30,970 |
| VALUE | IMPR | 208,600 | 131,500 | 129,100 | 129,100 |
| | TOTAL | 243,300 | 160,600 | 158,200 | 160,070 |
| ASSESSED VALUE | LAND | 12,150 | 10,190 | 10,190 | 10,840 |
| | IMPR | 73,010 | 46,030 | 45,190 | 45,190 |
| | TOTAL | 85,160 | 56,220 | 55,380 | 56,030 |

| | | | | | | | |
|--|---|-----------------------------|--|-------|------|-------|---------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD | 1 | 1500 | FR | 200,450 |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | | 2ND | 736 | FR | 47,210 |
| BUILDING TYPE | | | | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> ALM/VYNL | | | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> CONC BLK | | | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> METAL | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> BRICK | | | | | | |
| | <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 | | | 247,660 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 736 S.F. | | -2,800 |
| AIR COND | 0 S.F. | | 0 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 20,600 |
| EXTRA FEATURES | | | 3,000 |
| SUBTOTAL | | | 272,090 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 272,090 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 2 | SK | 2,236 | C | | 1900 | 2001 | A | 272,090 | 28 | 195,900 | | 192,000 |
| 1 Shed | | 8x8 | 64 | C | | 1900 | | F | | 95 | | | 0 |
| 2 Gar - Frame | | 24x24 | 576 | C | 23.70 | 2004 | | A | 13,650 | 33 | 9,150 | | 9,200 |
| 3 Pole Bldg | 14 | 44x70 | 3,080 | C | 11.01 | 1971 | | A | 33,910 | 85 | 5,090 | | 5,100 |
| 4 OFP | | 10x15 | 150 | C | 16.04 | 2020 | | A | 2,410 | 3 | 2,340 | | 2,300 |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

25-000700.0200 TOTAL 208,600

COMMENTS

Dwelling has an Economic Factor of 98%