25-016703.0000

HOPEWELL TWP / PARKWAY SD

05-12-100-005

Property Class: 510

Neighborhood 002505-RS50

Map: 09
Block:
Card: 43
Bk: Pg:

CLAY DENNIS C & JANICE L
CLAY DENNIS C & JANICE L
5526 FAST RD
CELINA, OH 45822

LEGAL INFORMATION
COUNTERMANS COUNTRY
TIME SUBD
LOT#: 3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CLAY DENNIS C & JANICE L	5526 FAST RD	CELINA	OH	45822	06/04/2019	13,000	WDC : 386	☐	■
2	MILLER SCOTT J & MEGAN C	1121 SHIMP DR	CELINA	OH	45822	03/15/2018	26,000	2:WDC : 141	☐	■
3	COUNTERMAN BILLY GENE	PO BOX 613	CONVOY	OH	45832	01/01/1900	0	: 0	☐	☐

X: ■ TTO LISTER: HK DATE: 04/29/2021 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

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
5526 FAST RD

COMMENT
TY2022:Net Gen=$3,789.78, Other Assessment=$4.00
DE21 TTO; ADD NEW DWELLING
DE18 RMVfunc for land @ 65% no sewer/ALLOW 30% DEV DISC
DE20 ADDED LOTS TOGETHER//HSE SITS ON BOTH

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F190 D230	ST210 DP115 ADJ242		46,000 0
			TOTAL	46,000 0

VALUATION SUMMARY

		2023	2021	2021	2020	2020	2020	2018	2017
VALUE YEAR		2023	2021	2021	2020	2020	2020	2018	2017
REASON FOR CHANGE		RAPP	RCLS	NC	RAPP	MISC	MISC	MISC	RAPP
APPRAISED VALUE	LAND	46,000	34,600	34,600	34,600	27,400	13,700	7,200	3,600
	IMPR	297,300	218,700	218,700	0	0	0	0	0
	TOTAL	343,300	253,300	253,300	34,600	27,400	13,700	7,200	3,600
ASSESSED VALUE	LAND	16,100	12,110	12,110	12,110	9,590	4,800	2,520	1,260
	IMPR	104,060	76,550	76,550	0	0	0	0	0
	TOTAL	120,160	88,660	88,660	12,110	9,590	4,800	2,520	1,260

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	■	☐	☐	☐	☐

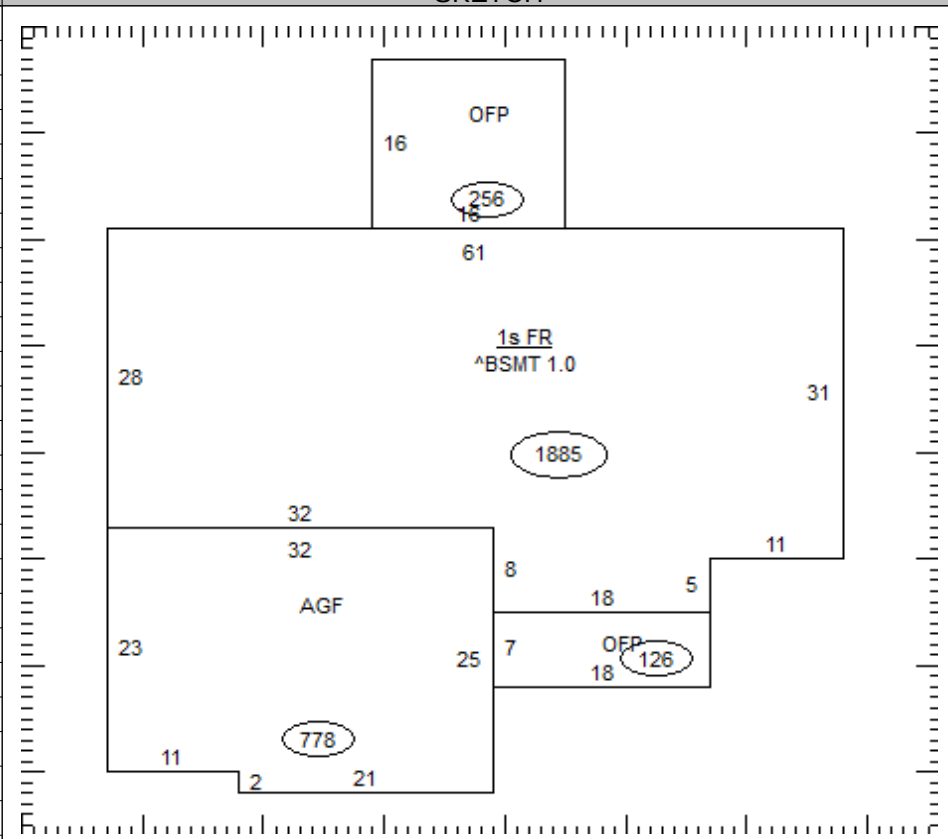
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES		1			

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		1		

FLOOR	AREA	CONST	VALUE
1	1885	FR	227,800
BSMT	1885		26,960
SUBTOTAL			254,760
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	1,885 S.F.		3,110
PLUMBING #	6		7,260
GARAGES & CARPORTS			19,200
EXTRA FEATURES			6,100
SUBTOTAL			294,830
GRADE FACTOR			105 %
UNADJUSTED VALUE			309,570
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,885	C+		2020		G	309,570	2	303,380		297,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		297,300

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COMMENTS

Dwelling has an Economic Factor of 98%