26-089300.0000

JEFFERSON TWP / CELINA SD

09-01-279-008

Property Class: 599

Neighborhood 265LA40-LA50

Map: 07
Block: 09
Card: 07

Bk: Pg:

MARCHAL CONSTRUCTION LLC
MARCHAL CONSTRUCTION LLC
5896 WABASH RD
COLDWATER, OH 45828

LEGAL INFORMATION
SANDY BEACH SECTION L
IN LOT 29
RTS: 003-06-01 LOT#: 00029

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MARCHAL CONSTRUCTION	5896 WABASH RD	COLDWATER	OH	45828	07/12/2019	56,500	6:WDC : 476	☐	■
2	SZARZYNSKI MARK J	204 WHITE BUTTE DR	EFFORT	PA	18330	04/04/2012	40,000	WDC : A-M : 159	☐	■
3	CLARK JOYCE M & HARTER	11746 ELKWOOD DR	CINCINNATI	OH	45240	04/20/2011	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 12/03/2010 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
FARNSWORTH RD

COMMENT
TY2022:Net Gen=$302.36, Other Assessment=$0.00
DE11 GAR LOC HERE FROM 26-089200

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D112	ST335 DP86 ADJ288		14,400 0
			TOTAL	14,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	14,400	13,100	12,500					
	IMPR	5,900	5,400	4,800					
	TOTAL	20,300	18,500	17,300					
ASSESSED VALUE	LAND	5,040	4,590	4,380					
	IMPR	2,070	1,890	1,680					
	TOTAL	7,110	6,480	6,060					

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					
BEDROOMS					
FIREPLACES					

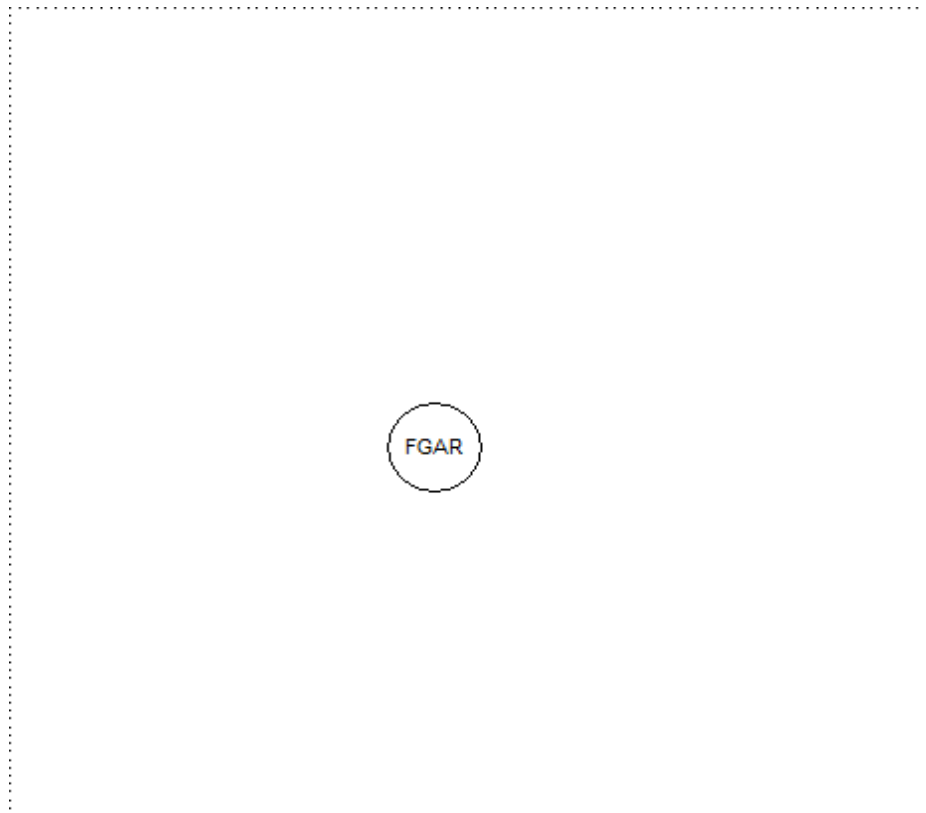
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Gar - Frame		24x24	576	C	23.70	1990		A	13,650	57	5,870		5,900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	5,900

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COMMENTS

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RTS: 003-06-01 LOT#: 00029

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1	HARTER CLARA	4834 PROSPERITY PL	CINCINNATI	OH	45238	10/10/1986	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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PROPERTY LOCATION
FARNSWORTH RD

COMMENT

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			TOTAL	14,400 0

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VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
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☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

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BEDROOMS					
FIREPLACES					

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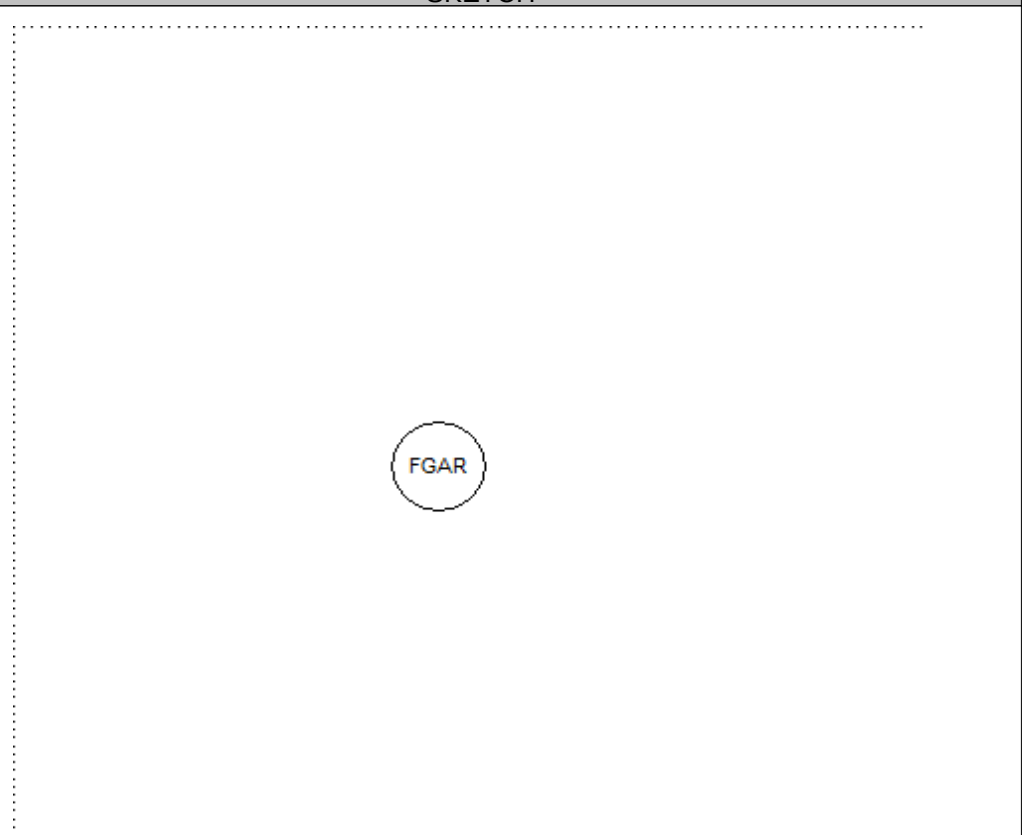
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS