

LIBERTY TWP / PARKWAY SD

04-17-200-003

Property Class: 111

Neighborhood  
009301-A100

Map:  
Block:  
Card:

Bk: Pg:

30-027000.0100

**LEGAL INFORMATION**

PT NE NE

**QUALIFIED CREDITS: CAUV:  
04726**

RTS: 012-05-17  
Acres:2.3200

**REGEDANZ CHRISTOPHER A & KIMBERLY J**

REGEDANZ CHRISTOPHER A & KIMBERLY J

1311 FRAHM PIKE

CELINA, OH 45822

Created in 2021 From 30-027000.0000 due to Split

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REGEDANZ CHRISTOPHER A & 1311 FRAHM PIKE	CELINA	OH	45822	07/13/2021	275,000	WDC : 554	<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:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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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	8881 LINN RD  COMMENT TY2022:Net Gen=\$1,777.52, Other Assessment=\$2.00 DE22 NOT PRIMARY OWNERS RESIDENCE

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
<b>CR:Crop Land TOTAL</b>	<b>A 1.1830</b>	<b>11,850</b>	<b>3,050</b>			<b>13,370 3,050</b>
0087	A .0430	12,450	3,560			540 150
0024	A 1.1400	11,250	2,540			12,830 2,900
HS:Home Site	A 1.0000	23,390	23,390			23,390 23,390
RD:Road	A .1370	0	0			0 0
Total Acres: 2.3200					TOTAL	36,760 26,440

VALUATION SUMMARY					
VALUE YEAR	2023	2023	2022	2022	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	
APPRAISED	26,440	36,760	17,810	26,670	
VALUE	173,100	173,100	97,300	97,300	
	TOTAL	199,540	209,860	115,110	123,970
ASSESSED	9,250	12,870	6,230	9,330	
VALUE	60,590	60,590	34,060	34,060	
	TOTAL	69,840	73,460	40,290	43,390
POTENTIAL RECOUP	2022=136.76, 2021=134.70, 2020=136.57: Total=408.03				

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

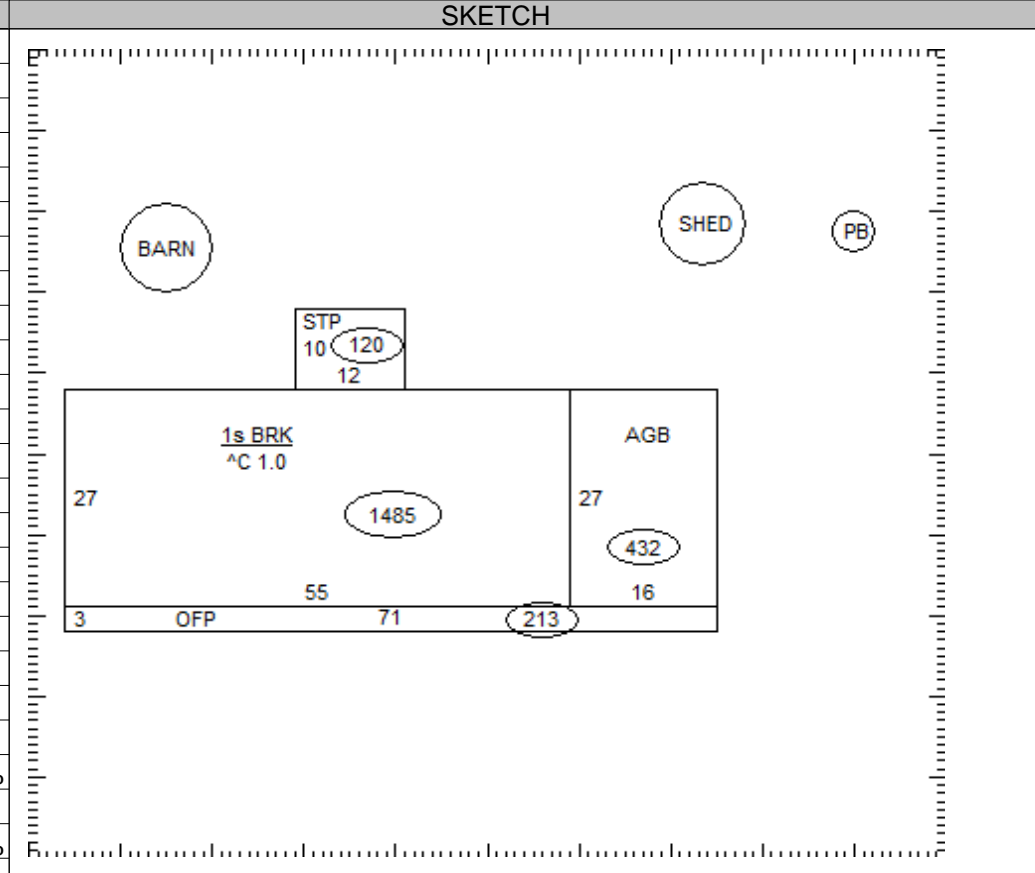
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 2  
 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 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1485	BRK	215,840
<b>SUBTOTAL</b>			215,840
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,485 S.F.		2,450
PLUMBING #	2		2,420
GARAGES & CARPORTS			12,100
EXTRA FEATURES			4,600
<b>SUBTOTAL</b>			237,410
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			237,410
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,485	C		1971		A	237,410	40	142,450		142,500
1 Pole Bldg	12	54x96	5,184	C	10.37	1993		A	53,760	47	28,490		28,500
2 Barn	16	36x98	3,528	C	12.00	1920		A	42,340	95	2,120	DFLT50	1,100
3 Shed	8	20x32	640	C	6.60	1980		A	4,220	77	970		1,000
4													
5													
6													
7													
8													
9													
10													
11													

30-027000.0100 TOTAL 173,100

**COMMENTS**  
 Dwelling has an Economic Factor of 100%