

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009035-R150		
M		
B		
C		

03-004000.0200

GUGGENBILLER RYAN E & MARY BETH

GUGGENBILLER RYAN E & MARY BETH

4408 KUHN RD

CELINA, OH 45822

Created in 2006 From 03-004000.0100 due to Split

LEGAL INFORMATION

PT SE NE

RTS: 002-06-16

Acres:1.6390

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GUGGENBILLER RYAN E &	4408 KUHN RD	CELINA	OH	45822	01/10/2017	240,000	WDC : 15	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HUGHES CHARLES D &	4408 KUHN RD	CELINA	OH	45822	05/25/2006	22,500	WDC : A : 417	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature TTO LISTER: BTC DATE: 06/16/2008 TIME: 12:00:00 AM 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	4408 KUHN RD, COMMENT TY2018:Net Gen=\$3,065.50, Other Assessment=\$2.00 DE08 ADD HS/COMPL DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	16500				16,500	0	
SM:Small Acreage	AC:0.639	7000				4,500	0	
Total Acres: 1.6390						TOTAL	21,000	0

VALUATION SUMMARY

VALUE YEAR	2017	2017	2014	2011				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED	21,000	22,400	22,400	19,500				
VALUE	IMPR	216,000	173,700	172,500	150,000			
	TOTAL	237,000	196,100	194,900	169,500			
ASSESSED	LAND	7,350	7,840	7,840	6,830			
VALUE	IMPR	75,600	60,800	60,380	52,500			
	TOTAL	82,950	68,640	68,220	59,330			

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOD/MAN	<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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

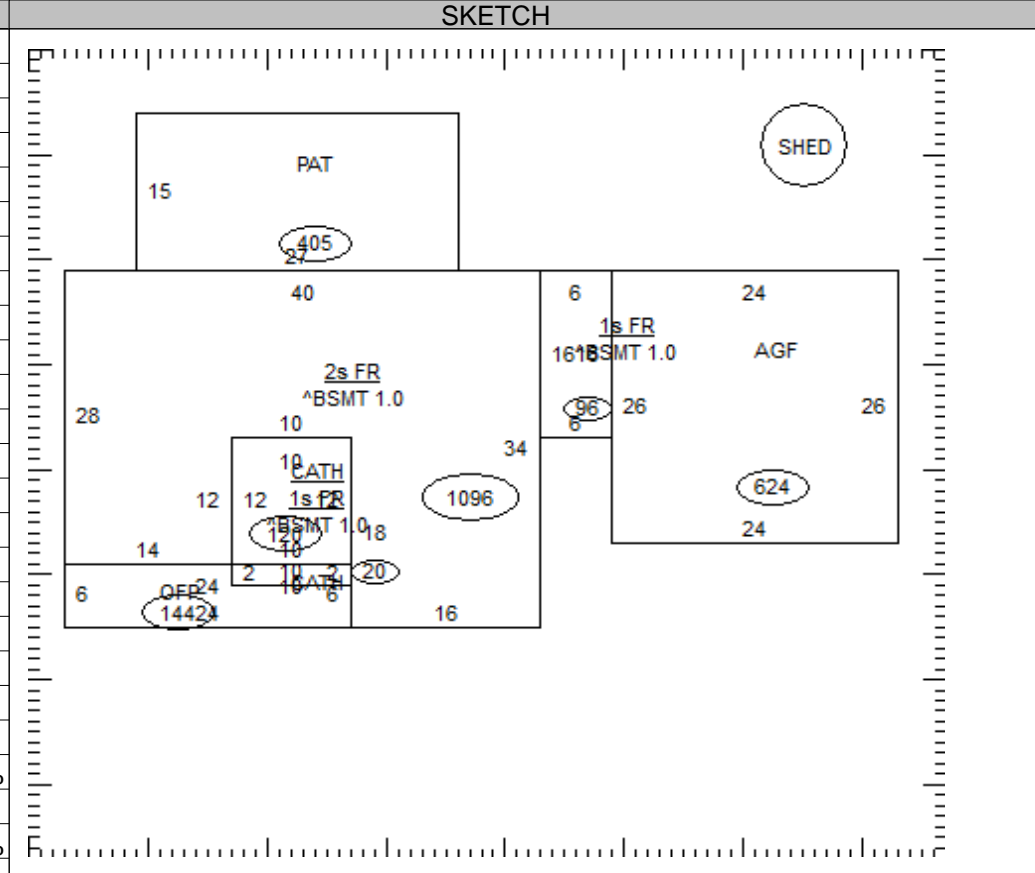
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS		4	3		
BEDROOMS		1	2		
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE
X FULL BATH	<input type="checkbox"/>
X HALF BATH	<input checked="" type="checkbox"/>
X FIXTURES	<input type="checkbox"/>

FLOOR	AREA	CONST	VALUE
1	1312	FR	106,440
2ND	1096	FR	42,680
BSMT	1312		17,060
SUBTOTAL			166,180
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,408 S.F.		3,610
PLUMBING #	5		5,500
GARAGES & CARPORTS			10,300
EXTRA FEATURES			7,400
SUBTOTAL			192,990
GRADE FACTOR			100 %
UNADJUSTED VALUE			192,990
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,408	C		2007		A	192,990	9	175,620		216,000
1 Shed		10x12	120	C		2010		A		9			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-004000.0200	TOTAL	216,000
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COMMENTS

Dwelling has an Economic Factor of 123%