27-169200.0000

MULLINS SHANE
MULLINS SHANE
316 S BRANDON AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-261-004

LEGAL INFORMATION
THOMPSON & PRITCHARD ADD

LOT#: 16

Property Class: 510
Neighborhood
27502702-01 -
Map: 04
Block: 06
Card: 34
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MULLINS SHANE	316 S BRANDON AVE	CELINA	OH	45822	12/17/2021	95,000	WDC : 1085	☐	■
2	SMITH ELLEN S & RIGANO	316 S BRANDON AVE	CELINA	OH	45822	09/10/2019	81,000	WDC : 610	☐	■
3	GEISE LAWRENCE L &	314 MAGNOLIA ST	CELINA	OH	45822	07/28/1999	47,000	: E : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 05/02/2005 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
316 S BRANDON AVE, CELINA

COMMENT
DE16 ADD PATIO PER REVAL DESKTOP REVIEW
DE15 ADD AC PER DATA MAILER
TriDwell=121 TriOB=121 TriLand=121

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F48 D118	ST190 DP88 ADJ167		9,700 0
			TOTAL	9,700 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2015	2014	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	MISC	RAPP	RAPP		
APPRAISED VALUE	LAND	9,700	8,000	8,300	8,300	8,300	8,000		
	IMPR	71,400	55,200	60,000	59,800	59,000	56,800		
	TOTAL	81,100	63,200	68,300	68,100	67,300	64,800		
ASSESSED VALUE	LAND	3,400	2,800	2,910	2,910	2,910	2,800		
	IMPR	24,990	19,320	21,000	20,930	20,650	19,880		
	TOTAL	28,390	22,120	23,910	23,840	23,560	22,680		

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	■	☐	☐	☐	☐

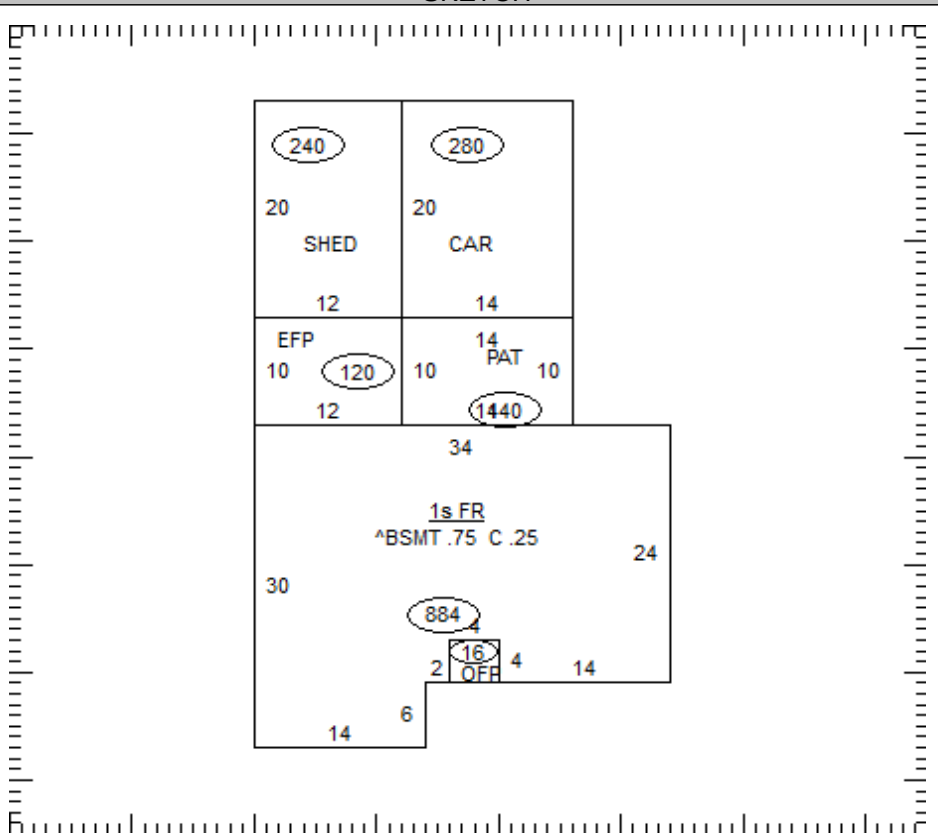
ACCOMMODATIONS					
# OF ROOMS	1	4			
BEDROOMS		2			
FIREPLACES					

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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	884	FR	91,060
BSMT	663		8,620
SUBTOTAL			99,680
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	884 S.F.		1,330
PLUMBING #	0		0
GARAGES & CARPORTS			2,300
EXTRA FEATURES			8,100
SUBTOTAL			111,410
GRADE FACTOR			107 %
UNADJUSTED VALUE			144,240
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	884	C		1944		A	144,240	45	79,330		71,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		71,400

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COMMENTS

Dwelling has an Economic Factor of 90%