03-004000.0200

BUTLER TWP / COLDWATER SD

08-16-200-009

Property Class: 510

Neighborhood 009035-R150

Map:
Block:
Card:
Bk: Pg:

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	☐	■
2	HUGHES CHARLES D &	4408 KUHN RD	CELINA	OH	45822	05/25/2006	22,500	WDC : A : 417	☐	☐
3							0	0	☐	☐

X: ■ TTO LISTER: HK DATE: 05/05/2020 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
4408 KUHN RD

COMMENT
TY2022:Net Gen=$3,629.82, Other Assessment=$2.00
DE08 ADD HS/COMPL
DE18 REMOVE OWN OCC didn't return app
DE20 TTO; ADD GAR, RMV SHD

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	32050		32,100 0
SM:Small Acreage	AC:0.639	8500		5,400 0
Total Acres: 1.6390			TOTAL	37,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2020	2017	2017			
REASON FOR CHANGE		RAPP	RAPP	NC	RAPP	MISC			
APPRAISED VALUE	LAND	37,500	22,500	21,000	21,000	22,400			
	IMPR	341,200	253,000	228,100	216,000	173,700			
	TOTAL	378,700	275,500	249,100	237,000	196,100			
ASSESSED VALUE	LAND	13,130	7,880	7,350	7,350	7,840			
	IMPR	119,420	88,550	79,840	75,600	60,800			
	TOTAL	132,550	96,430	87,190	82,950	68,640			

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		4	3		
BEDROOMS		1	2		
FIREPLACES					

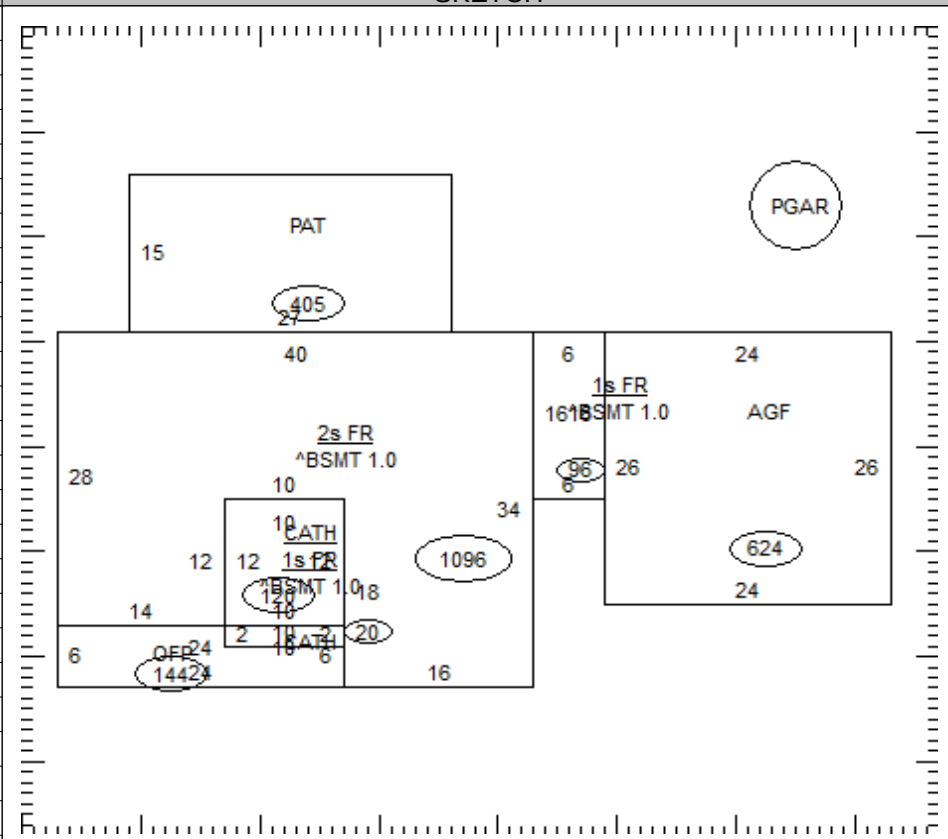
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING			BASE ■		
X FULL BATH			1		
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1312	FR	187,560
2ND	1096	FR	75,220
BSMT	1312		18,760

SUBTOTAL		281,540
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,408 S.F.	3,970
PLUMBING #	5	6,050
GARAGES & CARPORTS		15,400
EXTRA FEATURES		10,200
SUBTOTAL		317,160
GRADE FACTOR		100 %
UNADJUSTED VALUE		317,160
FACTOR		100 %

SKETCH



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	317,160	15	269,590		323,500
1 Gar - Pole		30x40	1,200	C	15.38	2019		A	18,460	4	17,720		17,700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		341,200

03-004000.0200

COMMENTS

>>OB Features: 1.1 <Add Concrete Floor>
Dwelling has an Economic Factor of 120%