

06-056800.0100

LEGAL INFORMATION

PT NE NE

RTS: 003-05-26
Acres:2.5070

MILLER DEAN W

MILLER DEAN W

8432 HOWICK RD

CELINA, OH 45822

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 MILLER DEAN W	8432 HOWICK RD	CELINA	OH	45822	07/03/2019	220,000	WDC : 458	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 JACKSON KEVIN W & HOLLY A	8432 HOWICK RD	CELINA	OH	45822	06/01/2005	132,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 HAWKEY DANIEL F &	8432 HOWICK RD	CELINA	OH	45822	06/23/1987	15,500	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 04/24/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED	LEVEL	WATER	IMPROVING	A. NO ROAD	F. RESTRICT
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU

8432 HOWICK RD, CELINA

COMMENT

TY2022:Net Gen=\$2,138.50, Other Assessment=\$2.00
DE17 FIELDCHK RVW CHGS: RMV GRV, ADD PP SHED TTO
DE23 NOH; ADD PAT, AC; DESKTOP FIELD RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	18150				18,200	0	
SM:Small Acreage	AC:1.507	8300				12,500	0	
Total Acres: 2.5070						TOTAL	30,700	0

VALUATION SUMMARY

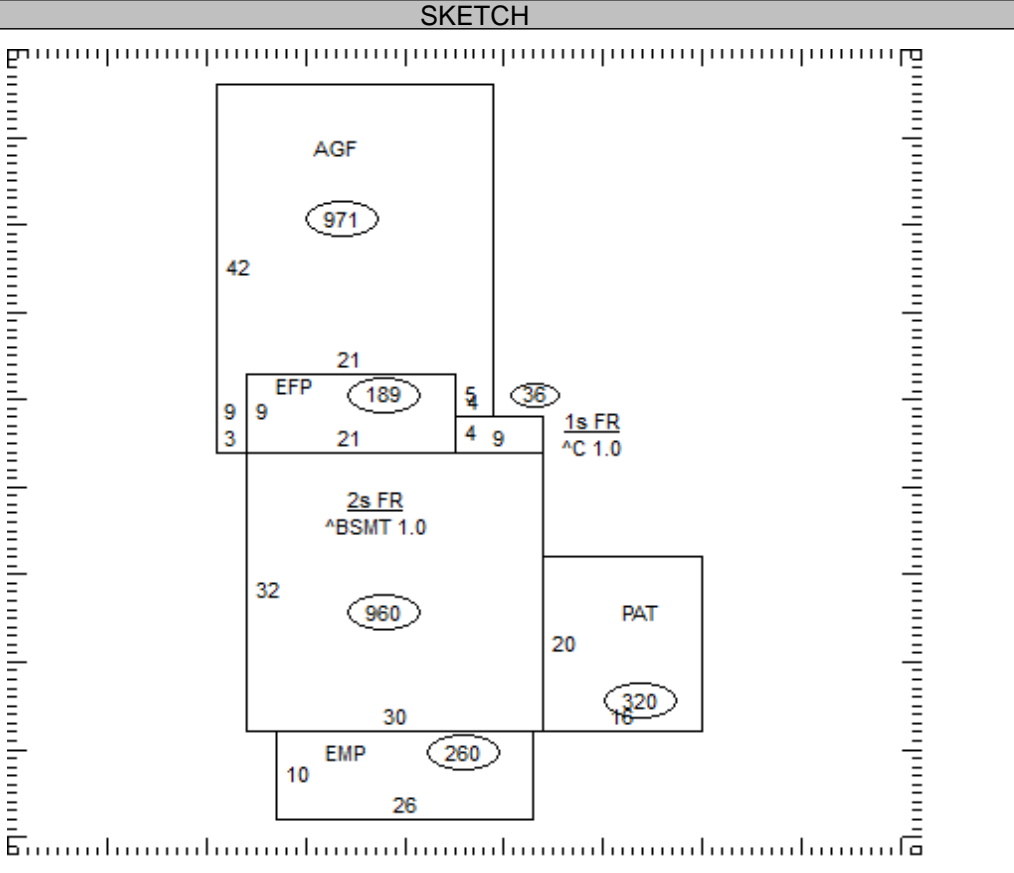
VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRaised	LAND	30,700	29,500	26,700	26,800		
VALUE	IMPR	167,800	102,700	89,900	72,700		
	TOTAL	198,500	132,200	116,600	99,500		
ASSESSED	LAND	10,750	10,330	9,350	9,380		
VALUE	IMPR	58,730	35,950	31,470	25,450		
	TOTAL	69,480	46,280	40,820	34,830		

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	996	FR	160,630
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	960	FR	74,310
BUILDING TYPE		<input checked="" type="checkbox"/> ALM/VYNL					
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK				
<input type="checkbox"/>			<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"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS		4	4			
BEDROOMS		1	4			
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"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEOTHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE		<input checked="" type="checkbox"/>		
X FULL BATH						
X HALF BATH						
X FIXTURES						

BSMT	960		13,730
SUBTOTAL			248,670
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,956 S.F.		3,220
PLUMBING #	0		0
GARAGES & CARPORTS			24,000
EXTRA FEATURES			14,600
SUBTOTAL			290,490
GRADE FACTOR			100 %
UNADJUSTED VALUE			290,490
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,956	C		1947		A	290,490	45	159,770		167,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 167,800

COMMENTS

VINYL SIDING, NEWER WINDOWS & ROOF
 Dwelling has an Economic Factor of 105% (Rollback Basis=\$186,000)