



09-032800.0200

GRUSS JAY N

GRUSS JAY N
6981 ST RT 219
CELINA, OH 45822

LEGAL INFORMATION

MID PT SE NE

RTS: 003-06-20
Acres:0.3660

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRUSS JAY N	6981 ST RT 219	CELINA	OH	45822	04/30/2019	170,000	2:WDC : 274	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FISHPAW JAMES L JR &	6981 ST RT 219	CELINA	OH	45822	11/17/2008	140,000	WDC : A-M : 758	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MEEKER ROBERT E III	6981 ST RT 219	CELINA	OH	45822	06/27/1997	82,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DATE: 08/18/2009 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" 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	6981 ST RT 219, CELINA

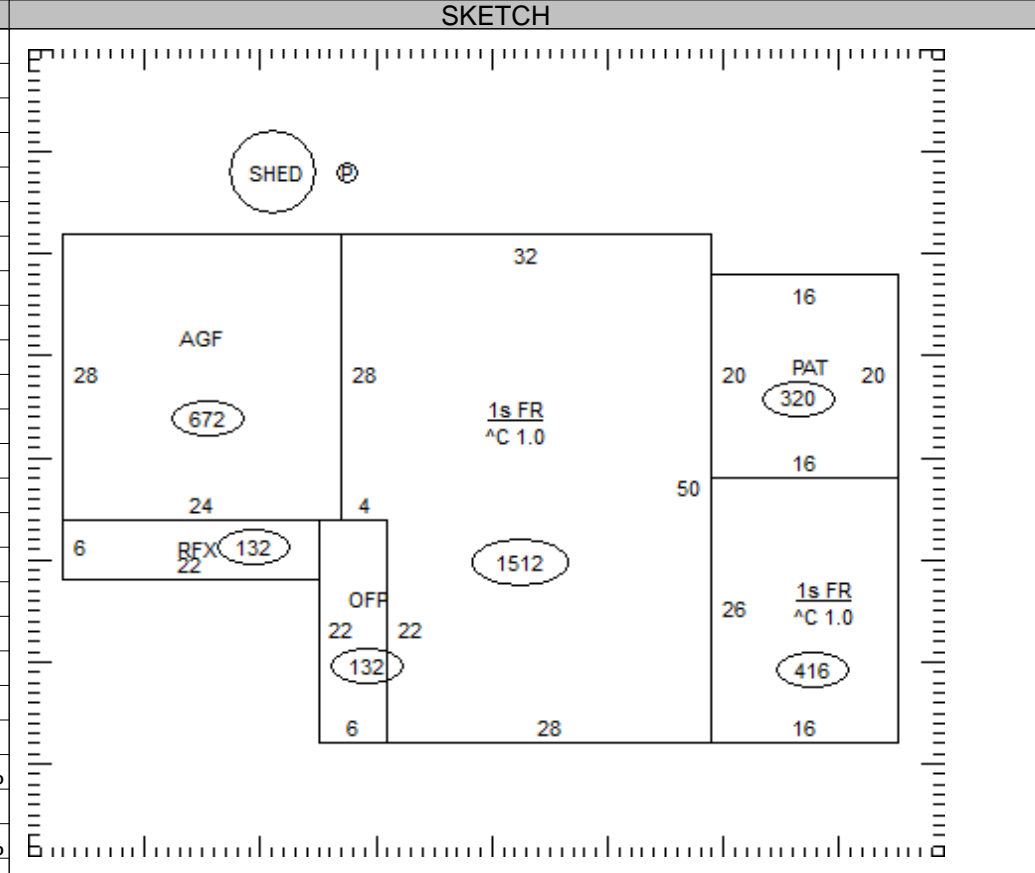
COMMENT
 TY2022:Net Gen=\$2,413.38, Other
 Assessment=\$0.00
 DE09 ADD FP PER DATA MAILER
 DE17 DESKTOP REVIEW//ADD PATIO; CORR
 CANPY TO RFX
 DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site <1 @ 23780*0.64	AC:0.366	15220				15,200 0
Total Acres: .3660					TOTAL	15,200 0

VALUATION SUMMARY						
VALUE YEAR	2023	2020	2017	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC	
APPRaised	LAND	15,200	11,500	10,600	10,000	10,000
VALUE	IMPR	196,300	132,000	113,300	117,500	117,600
	TOTAL	211,500	143,500	123,900	127,500	127,600
ASSESSED	LAND	5,320	4,030	3,710	3,500	3,500
VALUE	IMPR	68,710	46,200	39,660	41,130	41,160
	TOTAL	74,030	50,230	43,370	44,630	44,660

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

FLOOR	AREA	CONST	VALUE
1	1928	FR	230,240



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			230,240
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,928 S.F.		3,180
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,600
EXTRA FEATURES			4,600
SUBTOTAL			262,650
GRADE FACTOR			100 %
UNADJUSTED VALUE			262,650
FACTOR			100 %

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

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

ACCOMMODATIONS
 # OF ROOMS 7
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,928	C		1991	2003	A	262,650	22	204,870		194,600
1 Shed	5	12x16	192	C	9.90	2000		A	1,900	37	1,200		1,200
2 Patio		0x0	200	C	4.05	2000		A	810	37	510		500
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

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COMMENTS

Dwelling has an Economic Factor of 95%