

Property Class: 510

Neighborhood
095LA50-LA50

Map: 05A

Block:

Card: 08

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-354-008



09-061600.0000

COATNEY MICHAEL J & MEGAN K
COATNEY MICHAEL J & MEGAN K
6031 NAGY RD
CELINA, OH 45822

LEGAL INFORMATION
NAGY SUBDIVISION

RTS: 003-06-20 LOT#: 4

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 COATNEY MICHAEL J &	6031 NAGY RD	CELINA	OH	45822	05/23/2019	212,900	2:WDC : 343	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 TOLER GREGORY N	6031 NAGY DR	CELINA	OH	45822	09/26/2013	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 TOLER GREGORY N & KELLI J	6031 NAGY RD	CELINA	OH	45822	08/04/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: cg DATE: 07/21/2006 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6031 NAGY DR, MONTEZUMA COMMENT TY2022:Net Gen=\$4,320.34, Other Assessment=\$0.00 DE20 RMV OWN OCC; DID NOT RETURN APP
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" 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 checked="" 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 type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

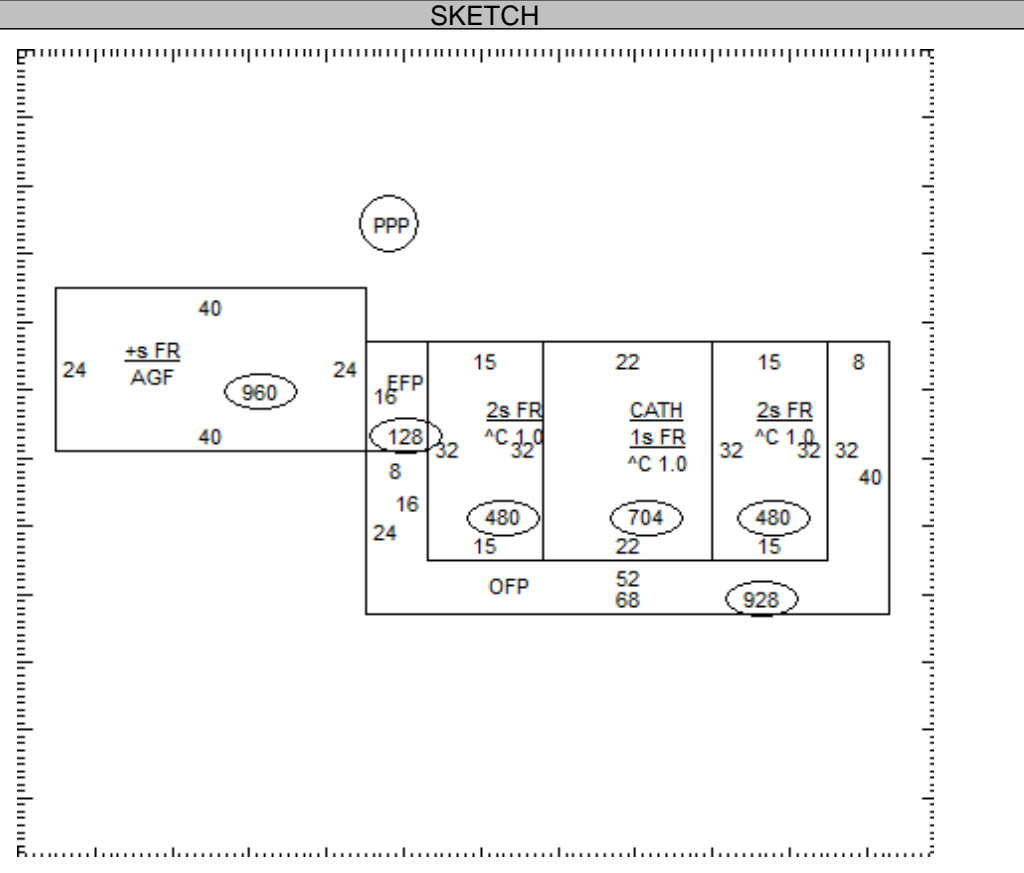
LAND COMPUTATIONS					
LAND TYPE	SIZE	M	RATE	C	
F:Front	F100 D104	ST440	DP83	ADJ365	
TOTAL					36,500 0

VALUATION SUMMARY							
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VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	36,500	33,500	30,700			
VALUE	<u>IMPR</u>	340,700	223,400	212,100			
	<u>TOTAL</u>	377,200	256,900	242,800			
ASSESSED	<u>LAND</u>	12,780	11,730	10,750			
VALUE	<u>IMPR</u>	119,250	78,190	74,240			
	<u>TOTAL</u>	132,030	89,920	84,990			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1664	FR	212,260
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	960	FR	58,780
BUILDING TYPE			<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	11,010
<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 type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input checked="" type="checkbox"/> SHINGLES		<input checked="" type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT					

SUBTOTAL				282,050
MULTI-FAMILY #	0			0
BUILDING TYPE	100%			0
BSMT FINISH	0 S.F.			0
FIREPLACE #	0			0
HEATING	0 S.F.			0
AIR COND	2,624 S.F.			4,330
PLUMBING #	9			10,890
GARAGES & CARPORTS				23,700
EXTRA FEATURES				50,300
SUBTOTAL				371,270
GRADE FACTOR				115 %
UNADJUSTED VALUE				426,960
FACTOR				100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,624	B-		2004		A	426,960	16	358,650		340,700
1 Pool - PP		18x18	324	C		2022		F		3			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 340,700

COMMENTS

Dwelling has an Economic Factor of 95%