

24-026000.0501

LEGAL INFORMATION
S PT NW NW

RTS: 002-05-25
Acres:2.4490

GRAY SHANNON M
GRAY SHANNON M
7948 WEITZ RD
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRAY SHANNON M	7948 WEITZ RD	CELINA	OH	45822	06/23/2020	210,000	WDC : 387	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	COLLINS JEFFREY A & TESSIE	7948 WEITZ RD	CELINA	OH	45822	02/02/2001	85,000	: S : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/22/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

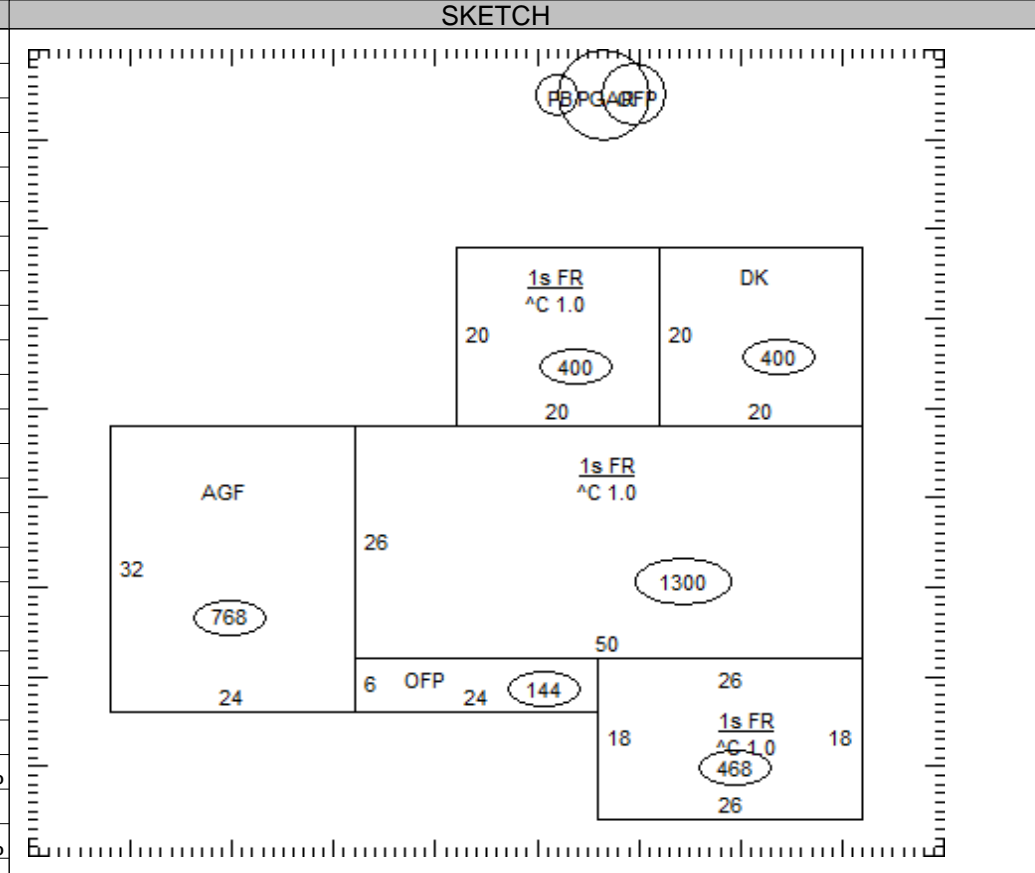
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <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	7948 WEITZ RD, CELINA		
COMMENT								
TY2022:Net Gen=\$3,816.24, Other Assessment=\$264.48 DE15 RMV SHED/ CORR A/C PER DATA MAILER DE10 ADD POLE BARN DE22 ADD OUTBLDGS DE22 ADD FULL BATH, FP; PER DATA MAILER								

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	20810				20,800 0
SM:Small Acreage	AC:1.449	8300				12,000 0
Total Acres: 2.4490					TOTAL	32,800 0

VALUATION SUMMARY						
VALUE YEAR	2023	2022	2022	2020	2017	
REASON FOR CHANGE	RAPP	MISC	NC	RAPP	RAPP	
APPRaised	32,800	29,000	29,000	29,000	26,400	
VALUE	IMPR	280,900	202,000	195,900	154,100	131,600
	TOTAL	313,700	231,000	224,900	183,100	158,000
ASSESSED	LAND	11,480	10,150	10,150	10,150	9,240
VALUE	IMPR	98,320	70,700	68,570	53,940	46,060
	TOTAL	109,800	80,850	78,720	64,090	55,300

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

FLOOR	AREA	CONST	VALUE
1	2168	FR	246,240



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			246,240
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	2,168 S.F.		3,580
PLUMBING #	5		6,050
GARAGES & CARPORTS			19,000
EXTRA FEATURES			6,400
SUBTOTAL			285,670
GRADE FACTOR			100 %
UNADJUSTED VALUE			285,670
FACTOR			100 %

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 7

BEDROOMS 4

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

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEOHERMAL

OUTSIDE

CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,168	C		1990	2004	A	285,670	22	222,820		218,400
1 Pole Bldg		54x60	3,240	C	13.21	2021		A	42,800	2	41,940		41,900
2 Gar - Pole		26x60	1,560	C	12.00	2021		A	18,720	2	18,350		18,400
3 OFFP		10x14	140	C	16.04	2021		A	2,250	2	2,210		2,200
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE

X FULL BATH 1

X HALF BATH 1

X FIXTURES

24-026000.0501 TOTAL 280,900

COMMENTS

PB FOUND ON 2009 AERIAL
 >>OB Features: 1.1 <Stable>
 Dwelling has an Economic Factor of 98% (Rollback Basis=\$239,200)