

26-024800.0000

MONNIN TERESA D

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6970 FLEETFOOT RD

CELINA, OH 45822

LEGAL INFORMATION

BROCK SUBDIVISION

RTS: 002-06-02 LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MONNIN TERESA D	6970 FLEETFOOT RD	CELINA	OH	45822	01/04/2019	108,500	WDC : 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SIMON ALAN W & KATHRYN J	6970 FLEETFOOT RD	CELINA	OH	45822	11/12/2013	77,500	WDC : 779	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WEST DOROTHY I	6970 FLEETFOOT RD	CELINA	OH	45822	01/27/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 04/04/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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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 checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input 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	6970 FLEETFOOT RD, CELINA COMMENT TY2022:Net Gen=\$1,521.98, Other Assessment=\$2.64 DE16 RMV OFF PER REVAL DESKTOP REVIEW DE22 DESKTOP RVW; ADD PATIO AND SHED

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F125 D175	ST175	DP108	ADJ189			23,600	0
TOTAL							23,600	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017			
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP			
APPRAISED VALUE	<u>LAND</u> 23,600	18,100	18,100	16,900			
	<u>IMPR</u> 107,600	77,100	74,500	63,600			
	<u>TOTAL</u> 131,200	95,200	92,600	80,500			
ASSESSED VALUE	<u>LAND</u> 8,260	6,340	6,340	5,920			
	<u>IMPR</u> 37,660	26,990	26,080	22,260			
	<u>TOTAL</u> 45,920	33,330	32,420	28,180			

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

FLOOR	AREA	CONST	VALUE
1	1092	FR	170,330

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input checked="" 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
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

SUBTOTAL		170,330
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

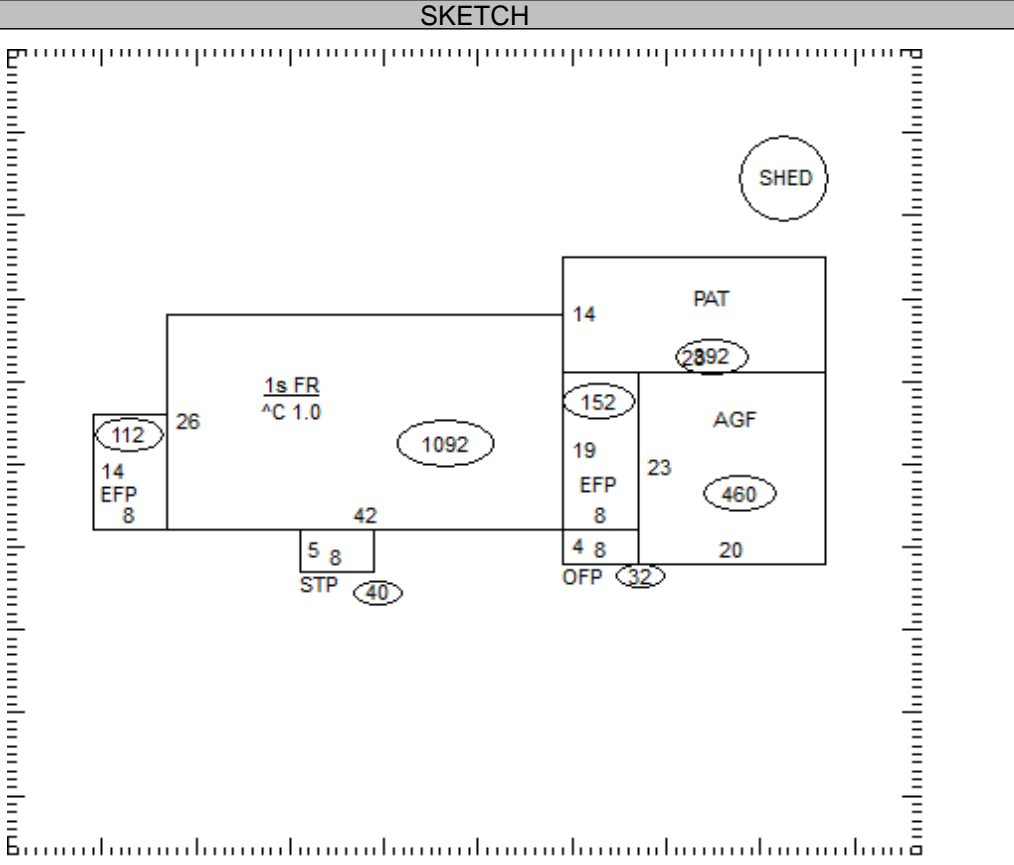
SUBTOTAL		191,930
GARAGES & CARPORTS		11,400
EXTRA FEATURES		10,200

ACCOMMODATIONS
 # OF ROOMS: 6
 BEDROOMS: 2
 FIREPLACES: 0

SUBTOTAL		191,930
GRADE FACTOR	95 %	
UNADJUSTED VALUE		182,330
FACTOR	100 %	

HEAT & AC
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 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	1,092	C-		1956		A	182,330	42	105,750		105,800
1 Shed		12x20	240	C	7.70	2020		A	1,850	3	1,790		1,800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

SUBTOTAL		191,930
GRADE FACTOR	95 %	
UNADJUSTED VALUE		182,330
FACTOR	100 %	

26-024800.0000	TOTAL	107,600
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COMMENTS

Dwelling has an Economic Factor of 100% (Rollback Basis=\$129,400)