26-032200.0000

JEFFERSON TWP / CELINA SD

08-04-257-002

Property Class: 510
Neighborhood 002604-RS50
Map: 09A
Block:
Card: 61
Bk: Pg:

ROSELL NICHOLAS A & YANEY ALLISON L
ROSELL NICHOLAS A & YANEY ALLISON L
6772 NANCY AVE
CELINA, OH 45822

LEGAL INFORMATION
MENCHHOFER WOODS
SUBDIVISION
RTS: 002-06-04 LOT#: 15

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROSELL NICHOLAS A & YANEY	6772 NANCY AVE	CELINA	OH	45822	07/12/2021	135,000	WDC : 549	☐	■
2	MILBY DONALD R SR &	6772 NANCY AVE	CELINA	OH	45822	05/27/1993	67,500	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 03/30/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
6772 NANCY AVE, CELINA

COMMENT
TY2022:Net Gen=$1,594.80, Other Assessment=$2.64
DE09 PER DATA MAILER REMOVED FIREPLACE
DE22 RMV HOMESTEAD CREDIT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D200	ST225 DP113 ADJ254		25,400 0
			TOTAL	25,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	25,400	23,100	20,300					
	IMPR	108,000	76,700	68,100					
	TOTAL	133,400	99,800	88,400					
ASSESSED VALUE	LAND	8,890	8,090	7,110					
	IMPR	37,800	26,850	23,840					
	TOTAL	46,690	34,940	30,950					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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		5			
BEDROOMS		2			
FIREPLACES					

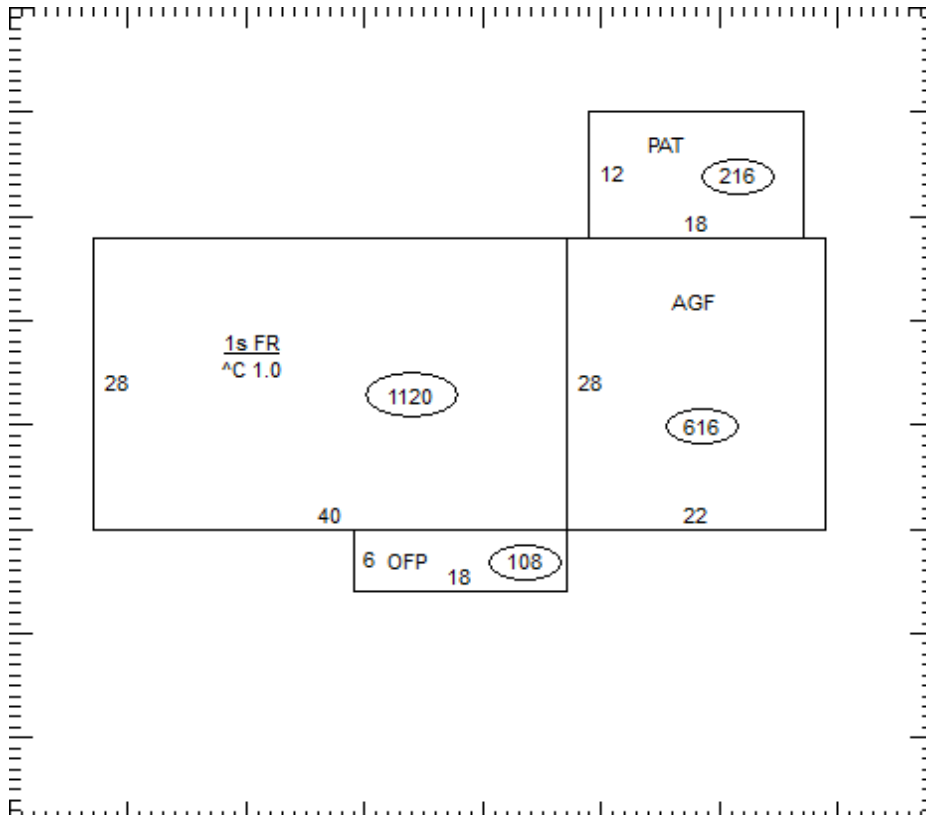
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1120	FR	171,720

SUBTOTAL		171,720
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
GARAGES & CARPORTS		15,200
EXTRA FEATURES		2,600
SUBTOTAL		189,520
GRADE FACTOR		100 %
UNADJUSTED VALUE		189,520
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,120	C		1967		A	189,520	40	113,710		108,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		108,000

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COMMENTS

Dwelling has an Economic Factor of 95%