

Property Class: 510

Neighborhood  
002604-RS50

Map: 09A

Block:

Card: 44

Bk: Pg:

JEFFERSON TWP / CELINA SD

08-04-254-001

26-032700.0000

**BRUNS AARON M & HUDSON LISSA M**  
BRUNS AARON M & HUDSON LISSA M  
4276 WILLIAM AVE  
CELINA, OH 45822

**LEGAL INFORMATION**  
MENCHHOFER WOODS SUB  
PT W END  
LOT#: 20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUNS AARON M & HUDSON	4276 WILLIAM AVE	CELINA	OH	45822	06/09/2021	190,000	2:WDC : 458	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FAWCETT LOUISE G C/O SANDRA SCHOCH	1833 E MONROE ST	WHITE CLOUD	MI	49349	08/12/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	FAWCETT JOHN T & LOUISE G	4276 WILLIAM AVE	CELINA	OH	45822	09/23/1987	77,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: BTC DATE: 03/14/2012 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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 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 checked="" 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	4276 WILLIAM AVE, CELINA <b>COMMENT</b> TY2022:Net Gen=\$2,040.28, Other Assessment=\$2.64 DE22 RMV HOMESTEAD CREDIT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F155 D100	ST225	DP81	ADJ182	C:0.15	24,000 0
					TOTAL	24,000 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	LAND 24,000	21,900	19,200				
VALUE	IMPR 144,600	105,800	94,000				
	TOTAL 168,600	127,700	113,200				
ASSESSED VALUE	LAND 8,400	7,670	6,720				
	IMPR 50,610	37,030	32,900				
	TOTAL 59,010	44,700	39,620				

**OCCUPANCY**  SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING** **ROOF TYPE**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

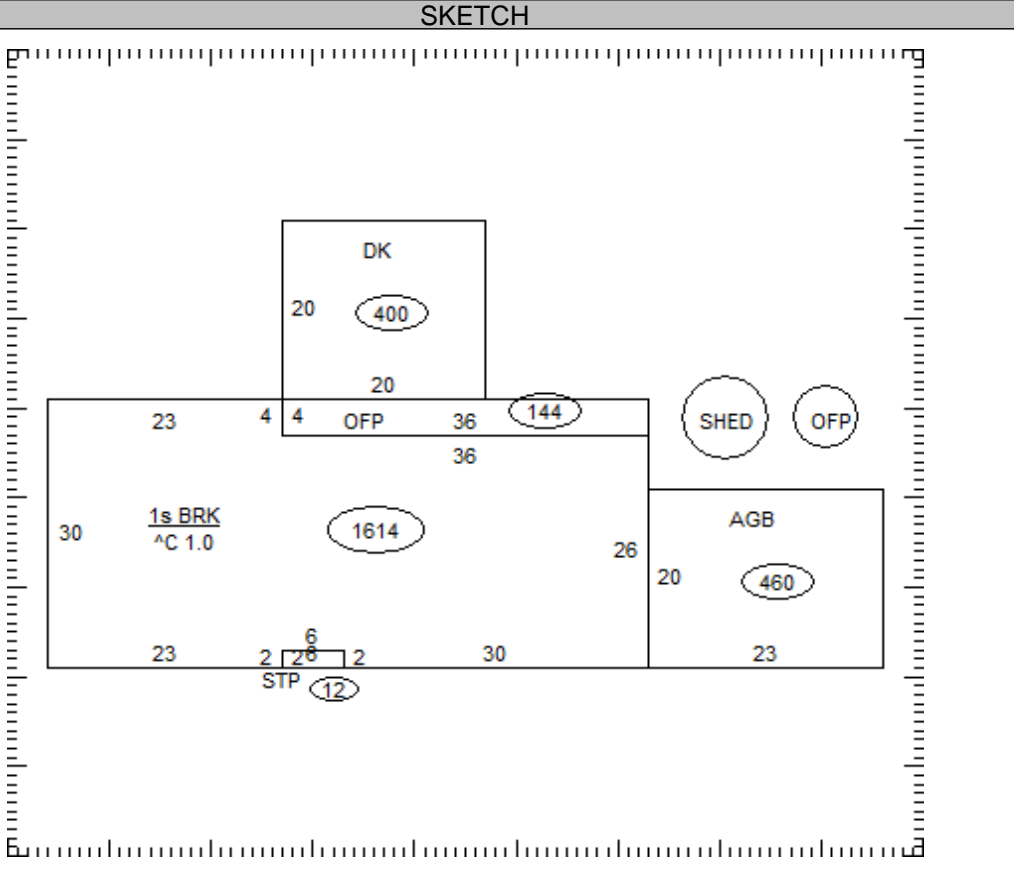
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES 1  
 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 1  
 X FIXTURES 1

FLOOR	AREA	CONST	VALUE
1	1614	BRK	223,640
<b>SUBTOTAL</b>			223,640
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	1,614 S.F.		2,660
PLUMBING #	3		3,630
GARAGES & CARPORTS			12,900
EXTRA FEATURES			6,500
<b>SUBTOTAL</b>			253,730
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			253,730
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,614	C		1969		A	253,730	40	152,240		144,600
1 Shed	PP	10x12	120	C		1988		A		57			0
2 OFF	SV*	4x12	48	C		1988		A	310	57			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-032700.0000 \* Value Override Item TOTAL 144,600

**COMMENTS**

Dwelling has an Economic Factor of 95%