26-032800.0000

COLSON NICHOLAS I & JAMIE M
COLSON NICHOLAS I & JAMIE M
4300 WILLIAM AVE
CELINA, OH 45822

JEFFERSON TWP / CELINA SD

08-04-254-003

LEGAL INFORMATION
MENCHHOFER WOODS
SUBDIVISION
ALL LOT 21 & 20 PT E END RTS: 002-06-04 LOT#: 21

Property Class: 510
Neighborhood
002604-RS50
Map: 09A
Block:
Card: 43
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COLSON NICHOLAS I & JAMIE	4300 WILLIAM AVE	CELINA	OH	45822	10/25/2021	270,000	WDC : 906	☐	■
2	WELKER CHRIS A & TINA L	4300 WILLIAM AVE	CELINA	OH	45822	05/08/2001	154,000	: 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
4300 WILLIAM AVE, CELINA

COMMENT
TY2022:Net Gen=$3,026.18, Other Assessment=$23.38
DE22 DESKTOP RVW; ADD PATIO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D245	ST225 DP117 ADJ263		26,300 0
			TOTAL	26,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP				
APPRAISED VALUE	LAND	26,300	24,100	24,100	21,100				
	IMPR	230,900	165,300	164,600	148,400				
	TOTAL	257,200	189,400	188,700	169,500				
ASSESSED VALUE	LAND	9,210	8,440	8,440	7,390				
	IMPR	80,820	57,860	57,610	51,940				
	TOTAL	90,030	66,300	66,050	59,330				

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	■	☐	☐	☐	☐

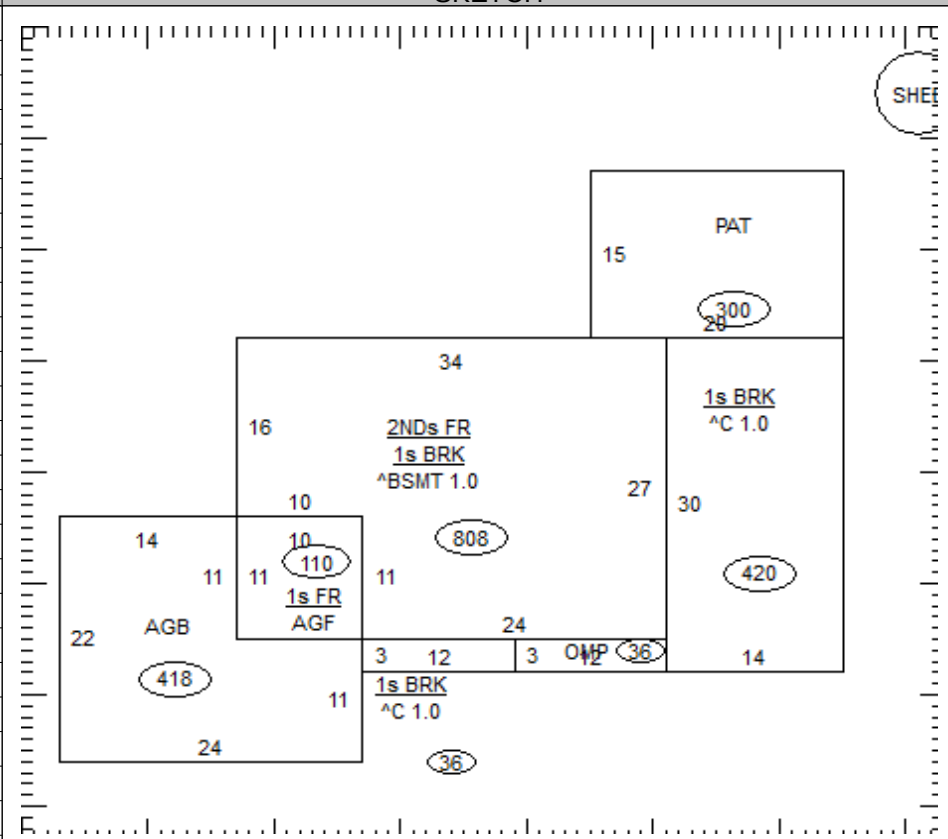
ACCOMMODATIONS					
# OF ROOMS	1		4	4	
BEDROOMS				4	
FIREPLACES			1		

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			1		
X HALF BATH			1		
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	110	FR	15,460
1	1264	BRK	190,040
2ND	808	FR	54,500
BSMT	808		11,550
SUBTOTAL			271,550
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		2,182 S.F.	3,600
PLUMBING #		5	6,050
GARAGES & CARPORTS			14,400
EXTRA FEATURES			1,900
SUBTOTAL			301,900
GRADE FACTOR			115 %
UNADJUSTED VALUE			347,190
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,182	B-		1977		A	347,190	30	243,030		230,900
1 Shed	PP	8x10	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		230,900

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COMMENTS

Dwelling has an Economic Factor of 95%