

26-033000.0000

CLUNE DALE J & NANCY D

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6781 DEBRA AVE

CELINA, OH 45822

LEGAL INFORMATION

MENCHHOFFER WOODS

SUBDIVISION

RTS: 002-06-04 LOT#: 23

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CLUNE DALE J & NANCY D	6781 DEBRA AVE	CELINA	OH	45822	11/14/2019	315,000	WDC : 779	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PUTHOFF DUANE LEE &	6781 DEBRA AVE	CELINA	OH	45822	04/22/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	PUTHOFF DUANE LEE ETUX	6781 DEBRA AVE	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

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 PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 6781 DEBRA AVE, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,309.00, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.64
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE16 ADD OH, BW AND PATIO PER REVAL
 DESKTOP REVIEW
 DE09 PER DATA MAILER CORRECTED BATH &
 FIREPLACE
 DE20 RMV OWN OCC; DID NOT RETURN APP

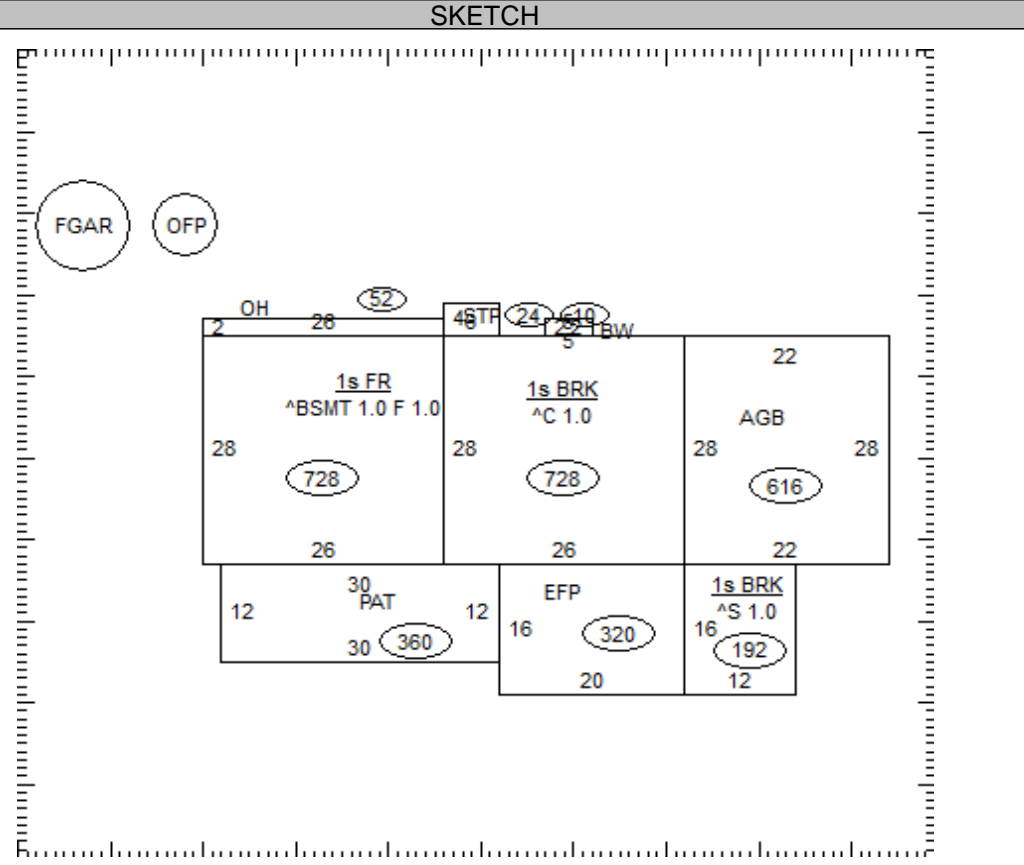
LAND COMPUTATIONS

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	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	25,400	23,100	20,300	21,500			
VALUE	IMPR	238,100	179,500	159,700	158,300			
	TOTAL	263,500	202,600	180,000	179,800			
ASSESSED	LAND	8,890	8,090	7,110	7,530			
VALUE	IMPR	83,340	62,830	55,900	55,410			
	TOTAL	92,230	70,920	63,010	62,940			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	920	BRK	127,480										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	728	FR	94,270										
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL														
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK														
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL														
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK														
<input type="checkbox"/> _____	<input type="checkbox"/> STONE														
ROOFING	ROOF TYPE														
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE														
<input type="checkbox"/> SLT/TLE	<input 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	B 1 2 3 U	BSMT	728		10,410										
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			232,160										
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	728 S.F.		10,410										
INT. FINISH	B 1 2 3 U	FIREPLACE #	1		4,400										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,376 S.F.		3,920										
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	5		6,050										
ACCOMMODATIONS		GARAGES & CARPORTS			17,200										
# OF ROOMS		EXTRA FEATURES			11,100										
BEDROOMS		SUBTOTAL			285,240										
FIREPLACES		GRADE FACTOR			115 %										
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			328,030										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	1,648	B-		1967	1981	A	328,030	30	229,620		218,100
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 OFP		6x58	348	C	16.04	1989		A	5,580	57	2,400		2,400
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Gar - Frame	8	36x48	1,728	C	23.70	1989		A	40,950	57	17,610		17,600
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
PLUMBING	BASE <input checked="" type="checkbox"/>	8													
X FULL BATH		9													
X HALF BATH		10													
X FIXTURES		11													



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TOTAL 238,100

COMMENTS

Dwelling has an Economic Factor of 95%