

26-042900.0000

**HANNA NANCY ANN**  
HANNA NANCY ANN  
3398 ST RTE 29  
CELINA, OH 45822

**LEGAL INFORMATION**  
NW COR NE SE

RTS: 002-06-06  
Acres:1.1470

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HANNA NANCY ANN	3398 ST RTE 29	CELINA	OH	45822	02/28/2019	125,000	WDC : 122	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SHREVES WILLIAM & IVA SUE	8637 STATE ROUTE 703E	CELINA	OH	45822	08/05/2015	51,400	WDC : 518	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	GEHLE KENNETH A & DIANE L	3449 BUNKER HILL RD	CELINA	OH	45822	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: SS DATE: 02/28/2019 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 3398 ST RT 29  
 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

**COMMENT**  
 TY2022:Net Gen=\$1,559.42, Other Assessment=\$11.52  
 DE19 RMV LAND INFL FCTR DUE TO BOR - SALE  
 DE15 DWLG IN BAD SHAPE, SHIFTING FOUNDATION, MAJOR DETERIORATION  
 DE11 REMOVED BOR FNC  
 BOR: 13-18 RECOMMENDATION: Reviewed in Field: Due to Fire/Flooding - Adjust Condition from Fair to Poor.Revisit 2015 to monitor rehab work.  
 HEARING: CONFIRM SETTLEMENT OFFER

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	25440				25,400	0	
SM:Small Acreage	AC:0.147	8500				1,200	0	
Total Acres: 1.1470					TOTAL	26,600	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2019	2017				
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP				
APPRAISED VALUE	LAND 26,600	21,400	17,500	12,600				
	IMPR 102,500	76,000	58,500	58,500				
	TOTAL 129,100	97,400	76,000	71,100				
ASSESSED VALUE	LAND 9,310	7,490	6,130	4,410				
	IMPR 35,880	26,600	20,480	20,480				
	TOTAL 45,190	34,090	26,610	24,890				

**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**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

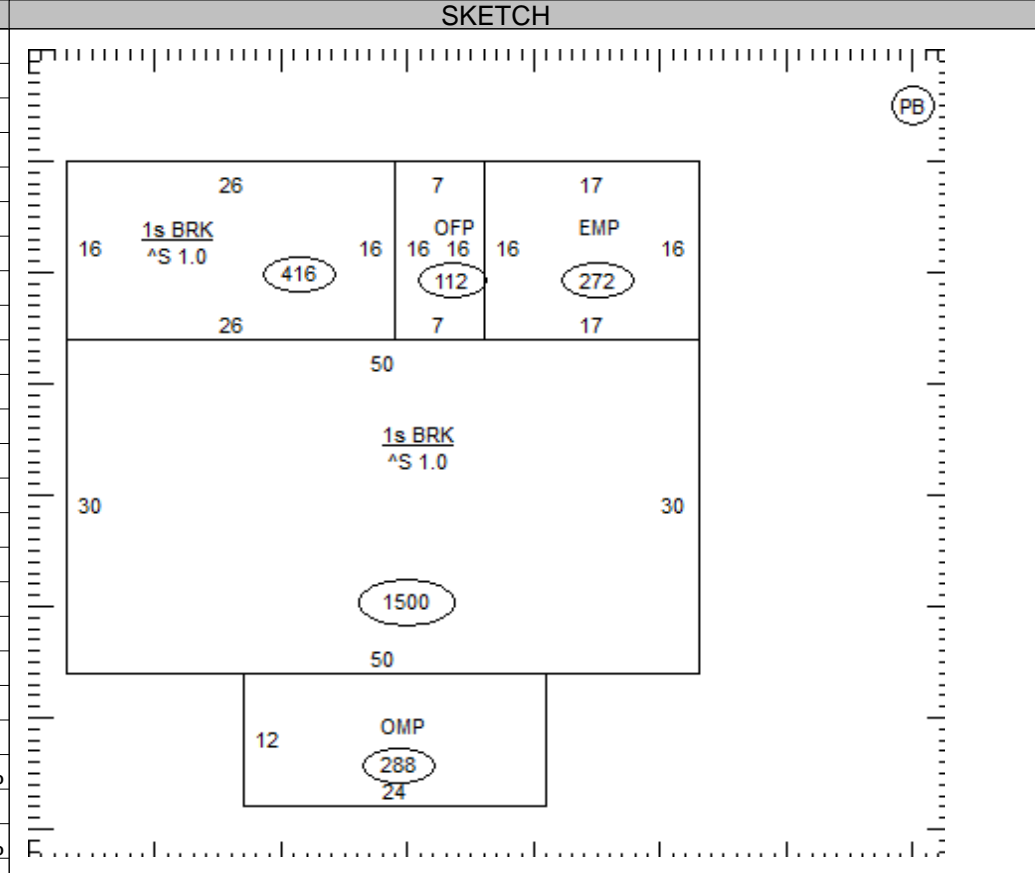
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 7  
 BEDROOMS 4  
 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 1  
 X HALF BATH  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1916	BRK	244,810
<b>SUBTOTAL</b>			244,810
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 #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			15,400
<b>SUBTOTAL</b>			263,840
GRADE FACTOR			95 %
<b>UNADJUSTED VALUE</b>			250,650
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,916	C-		1974	1991	F	250,650	34	165,430	CDU50	92,600
1 Pole Bldg	12	30x88	2,640	D	10.72	1988		F	28,300	65	9,910		9,900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-042900.0000 TOTAL 102,500

**COMMENTS**  
 fireplace not useable,a/c unit not working/MAJOR DETERIORATION  
 >>OB Features: 1.1 <Add 3/4 Concrete Floor>  
 Dwelling has an Economic Factor of 112% (Rollback Basis=\$118,000)