

26-063000.0000

WILLIAMS KURTIS T
WILLIAMS KURTIS T
7459 CELINA MENDON RD
CELINA, OH 45822

LEGAL INFORMATION
NE NW PT

RTS: 003-05-32
Acres:1.0900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILLIAMS KURTIS T	7459 CELINA MENDON RD	CELINA	OH	45822	09/24/2019	160,000	WDC : 643	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BALLARD WILLIAM LEE & JILL	7459 CELINA MENDON RD	CELINA	OH	45822	04/11/2014	139,500	WDC : 191	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	CARLIN DOUGLAS E &	7459 CELINA MENDON RD	CELINA	OH	45822	12/22/2005	132,000	WDC : A : 1060	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 06/06/2023 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	7459 CELINA MENDON RD, CELINA				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,108.50, Other				
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$2.00				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE19 TTO; ADD WDDK & SHED				

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	24230				24,200		0
SM:Small Acreage	AC:0.09	8500				800		0
Total Acres: 1.0900						TOTAL	25,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2019	2017				
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP				
APPRAISED	<u>LAND</u>	25,000	20,900	17,100	17,100			
VALUE	<u>IMPR</u>	135,300	108,200	82,800	78,400			
	<u>TOTAL</u>	160,300	129,100	99,900	95,500			
ASSESSED	<u>LAND</u>	8,750	7,320	5,990	5,990			
VALUE	<u>IMPR</u>	47,360	37,870	28,980	27,440			
	<u>TOTAL</u>	56,110	45,190	34,970	33,430			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	1372	FR	192,780

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1232		17,620
SUBTOTAL			210,400
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,372 S.F.		2,260
PLUMBING #	0		0
GARAGES & CARPORTS			7,600
EXTRA FEATURES			5,400
SUBTOTAL			225,660
GRADE FACTOR			100 %
UNADJUSTED VALUE			225,660
FACTOR			100 %

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

FLOOR	AREA	CONST	VALUE
BSMT	1232		17,620
SUBTOTAL			210,400

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

FLOOR	AREA	CONST	VALUE
BSMT	1232		17,620
SUBTOTAL			225,660

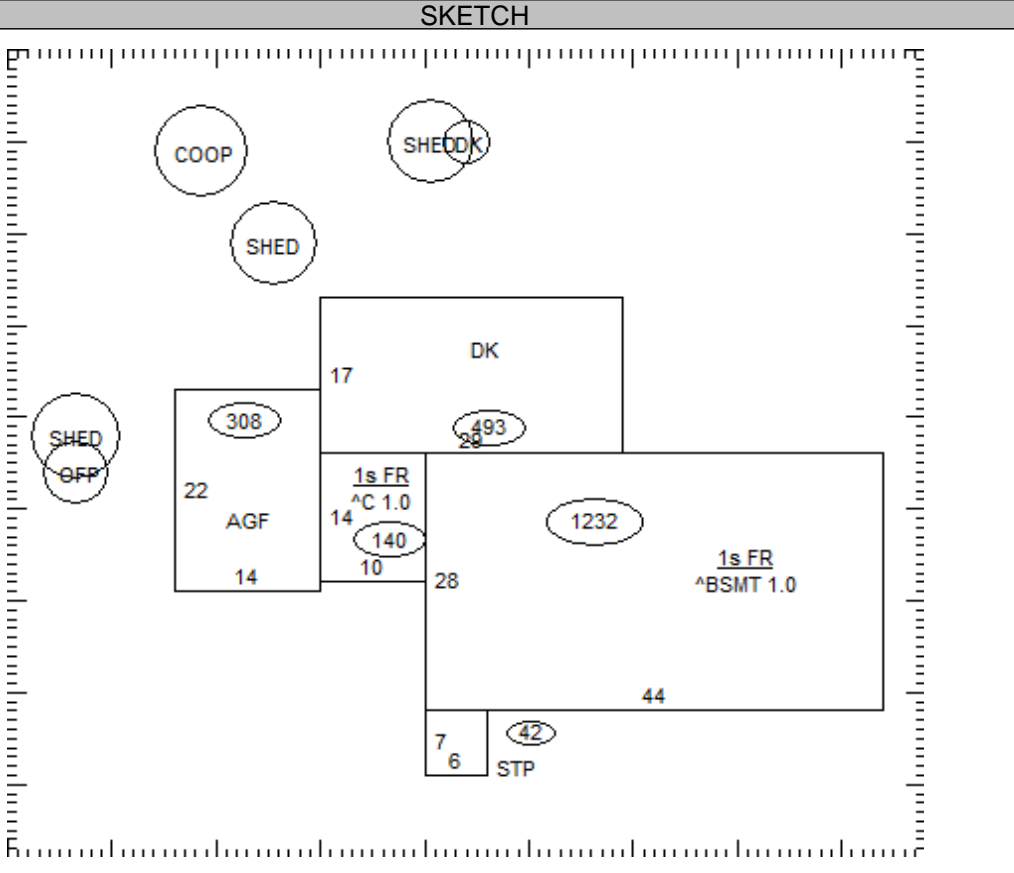
ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

GRADE FACTOR			100 %
UNADJUSTED VALUE			225,660
FACTOR			100 %

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,372	C		1956		A	225,660	42	130,880		130,900
1 Shed	PP	10x15	150	C		2000		A		37			0
2 Shed	PP	8x10	80	C		2010		A		21			0
3 Shed		11x24	264	C	7.70	2018		A	2,030	5	1,930		1,900
4 OFP		6x11	66	C	16.04	2018		A	1,060	5	1,010		1,000
5 WDDK		0x0	140	C	10.13	2015		A	1,420	11	1,260		1,300
6 Coop		6x12	72	C	220.00	2018		F	220	7	200		200
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES



26-063000.0000

TOTAL 135,300

COMMENTS
 Dwelling has an Economic Factor of 100%

26-063000.0000

WILLIAMS KURTIS T
WILLIAMS KURTIS T
7459 CELINA MENDON RD
CELINA, OH 45822

LEGAL INFORMATION
NE NW PT

RTS: 003-05-32
Acres:1.0900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FALLER HAROLD J ETUX	7459 CELINA MENDON RD	CELINA	OH	45822		0	:0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 06/06/2023 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 type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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 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	7459 CELINA MENDON RD, CELINA COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 1.0900					TOTAL	25,000	0

VALUATION SUMMARY

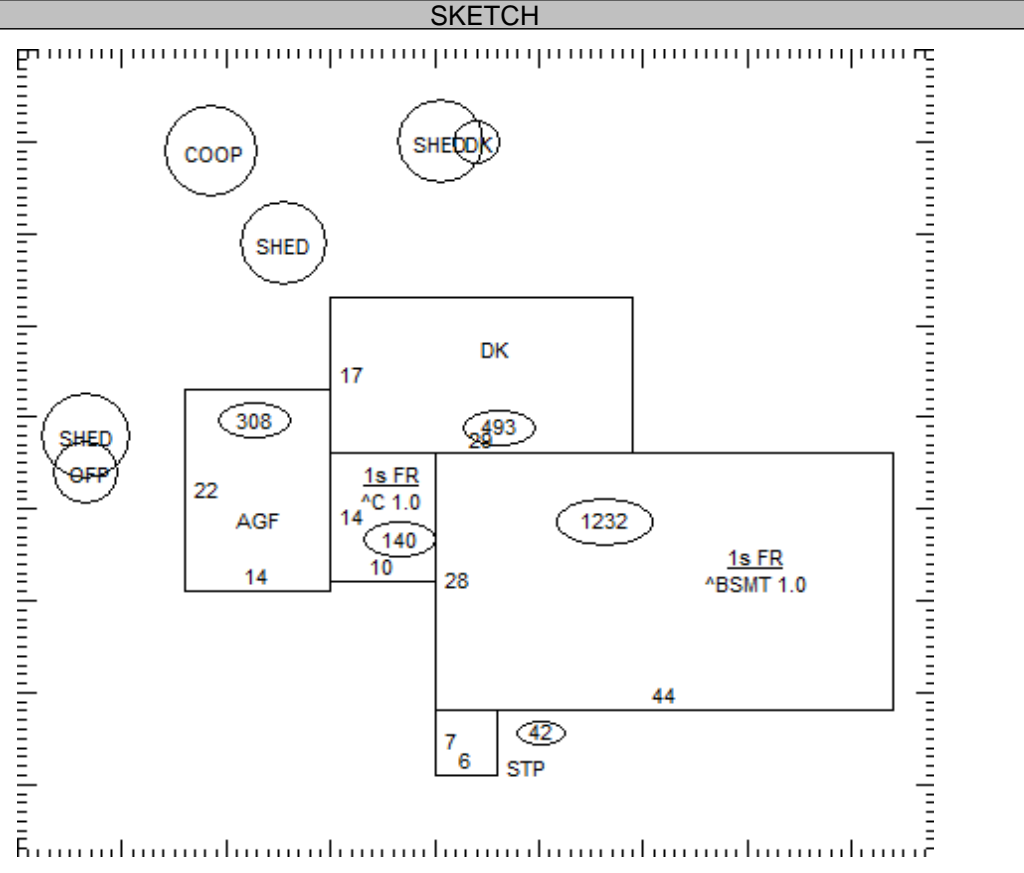
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
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 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 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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-063000.0000

TOTAL 0

COMMENTS