



26-063200.0000

**FREEMAN BRITTNEY N & KING TROY**

FREEMAN BRITTNEY N & KING TROY

7431 CELINA MENDON RD

CELINA, OH 45822

**LEGAL INFORMATION**

NE COR NE NW

RTS: 003-05-32

Acres: 1.0000

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 FREEMAN BRITTNEY N & KING	7431 CELINA MENDON RD	CELINA	OH	45822	09/04/2020	169,000	WDC : 639	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 HUME JAMES R	7431 CELINA MENDON RD	CELINA	OH	45822	04/30/1991	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO    LISTER: EE    DATE: 04/28/2005    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	7431 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	<b>COMMENT</b>		
<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=\$2,538.22, 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	DE17 CORR SKETCH PER RVL DSKTP REV		

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	24230				24,200		0
Total Acres: 1.0000						TOTAL	24,200	0

7431 CELINA MENDON RD, CELINA  
**COMMENT**  
 TY2022:Net Gen=\$2,538.22, Other  
 Assessment=\$2.00  
 DE17 CORR SKETCH PER RVL DSKTP REV  
 DE09 PER DATA MAILER ADDED AC  
 DE21 RMV HOMESTEAD CREDIT  
 DE21 RMV OWN OCC; DIDN'T RET APP

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017	2017	2005	2005	2005	2005
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	RAPP	RAPP	RAPP	RAPP
APPRAISED	LAND	24,200	20,100	16,500	16,100	15,000	15,000	15,000
VALUE	IMPR	183,500	135,300	110,900	105,300	73,000	73,000	73,000
	TOTAL	207,700	155,400	127,400	121,400	88,000	88,000	88,000
ASSESSED	LAND	8,470	7,040	5,780	5,640	5,250	5,250	5,250
VALUE	IMPR	64,230	47,360	38,820	36,860	25,550	25,550	25,550
	TOTAL	72,700	54,400	44,600	42,500	30,800	30,800	30,800

OCCUPANCY:  SF  DU  TR

EXTERIOR:  WOOD  STUCCO

CONVERSION

BUILDING TYPE:  ALM/VYNL  CONC BLK  METAL  BRICK  STONE

MOBILE HOME  BI/TR LEVEL  MOD/MAN

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 3, FIREPLACES 1

HEAT & AC: B 1 2 3 U

NO HEAT:

CTRL HEAT:

HW/STEAM:

ELECTRIC:

HEAT PUMP:

FLR/WALL:

STVE/SPCE:

GEOTHERMAL:

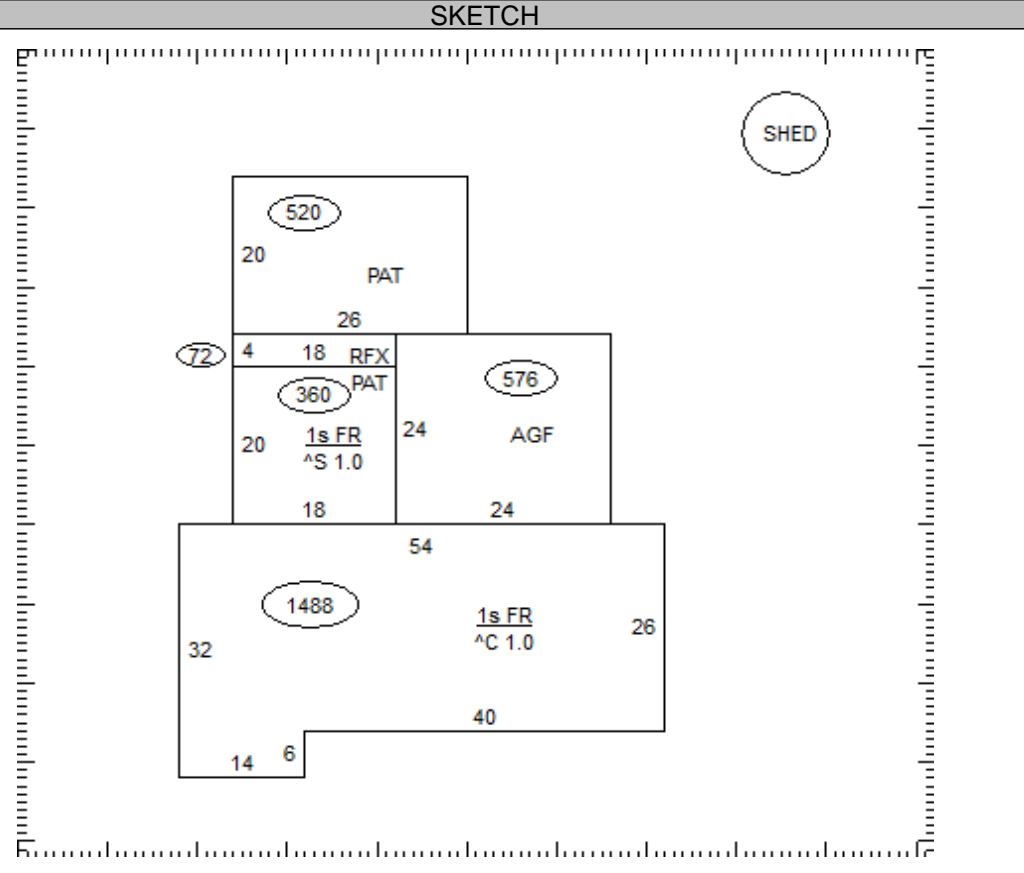
OUTSIDE:

CTRL A/C:

PLUMBING: BASE

X FULL BATH, X HALF BATH 1, X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1848	FR	226,160
SUBTOTAL			226,160
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	1,848 S.F.		3,050
PLUMBING #	2		2,420
GARAGES & CARPORTS			14,200
EXTRA FEATURES			3,000
SUBTOTAL			253,230
GRADE FACTOR			115 %
UNADJUSTED VALUE			291,210
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,848	B-		1955		A	291,210	37	183,460		183,500
1 Shed	PP	8x16	128	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 183,500

COMMENTS

Dwelling has an Economic Factor of 100%

Property Class: 510

Neighborhood  
009266

Map: 05B

Block:

Card: 51

Bk: Pg:

JEFFERSON TWP / CELINA SD

06-32-126-006

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7431 CELINA MENDON RD  
CELINA, OH 45822

**LEGAL INFORMATION**  
NE COR NE NW

RTS: 003-05-32  
Acres:1.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
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2	HUME JAMES R	7431 CELINA MENDON RD	CELINA	OH	45822	04/30/1991	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: EE DATE: 04/28/2005 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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	7431 CELINA MENDON RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<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"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<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	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.0000					TOTAL		24,200	0

VALUATION SUMMARY

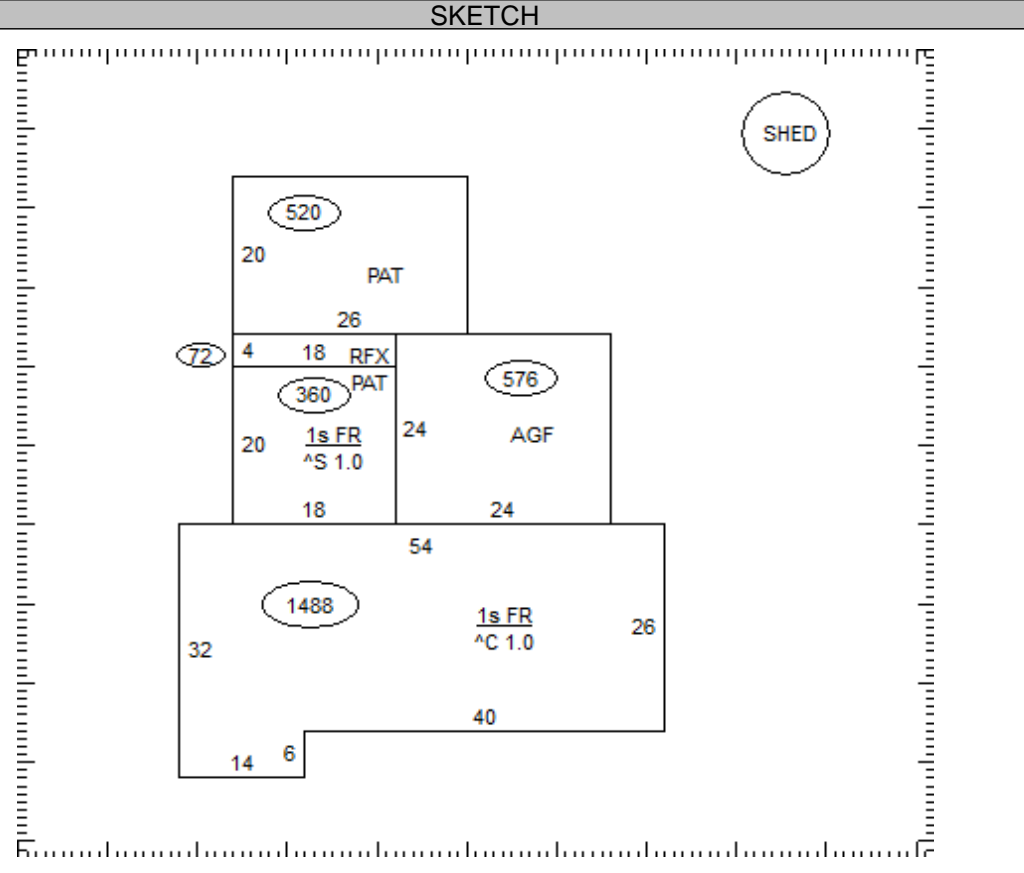
VALUE YEAR	2005	2004						
REASON FOR CHANGE	REVAL	2004						
APPRAISED VALUE	LAND	15,000	10,000					
	IMPR	73,000	71,970					
	TOTAL	88,000	81,970					
ASSESSED VALUE	LAND	5,250	3,500					
	IMPR	25,550	25,190					
	TOTAL	30,800	28,690					

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				
<b>BUILDING TYPE</b>	<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	BASE <input type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		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
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		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													

26-063200.0000	<b>TOTAL</b>	0
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**COMMENTS**