

JEFFERSON TWP / CELINA SD

09-01-227-001

Property Class: 510

Neighborhood  
265LA40-LA50

Map: 07  
Block: 08  
Card: 13

Bk: Pg:

26-080200.0000

**BAUER NANCY A**  
BAUER NANCY A  
100 FARNSWORTH DR  
SAINT MARYS, OH 45885

**LEGAL INFORMATION**  
SANDY BEACH SECTION B  
LOT 1 & PT LOT 2  
RTS: 003-06-01

**QUALIFIED CREDITS:**  
**HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAUER NANCY A	100 FARNSWORTH DR	SAINT MARYS	OH	45885	10/05/2021	136,000	WDC : 853	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OVERMAN TOMA JUNE	100 FARNSWORTH DR	ST MARYS	OH	45885	10/16/2000	80,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 07/11/2023 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"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	100 FARNSWORTH RD		
<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=\$1,880.52, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE23 DESKTOP RVW: ADD WDDK, RMV STP		
						NC24 WDDK		

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F87 D142	ST335	DP97	ADJ325			28,300	0
					TOTAL		28,300	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	MISC	RAPP	RAPP					
APPRAISED VALUE	<u>LAND</u> 28,300	25,600	24,400					
	<u>IMPR</u> 131,600	92,100	85,300					
	<u>TOTAL</u> 159,900	117,700	109,700					
ASSESSED VALUE	<u>LAND</u> 9,910	8,960	8,540					
	<u>IMPR</u> 46,060	32,240	29,860					
	<u>TOTAL</u> 55,970	41,200	38,400					

**OCCUPANCY**  
 SF  DU  TR  WOOD  STUCCO  
 CONVERSION  ALM/VYNL  
**BUILDING TYPE**  
 MOBILE HOME  CONC BLK  
 BI/TR LEVEL  METAL  
 MOD/MAN  BRICK  
 STONE

**ROOFING**  
 METAL  GABLE  
 SLT/TLE  HIP  
 SHINGLES  GAMBREL  
 SHAKES  MANSARD  
 COMPOSITE  FLAT

**FLOORS**  
CONCRETE       
WOOD       
TILE/COMPO       
CARPET

**INT. FINISH**  
PLASTER/DW       
PANELING       
UNFINISHED

**ACCOMMODATIONS**  
# OF ROOMS 5  
BEDROOMS 3  
FIREPLACES

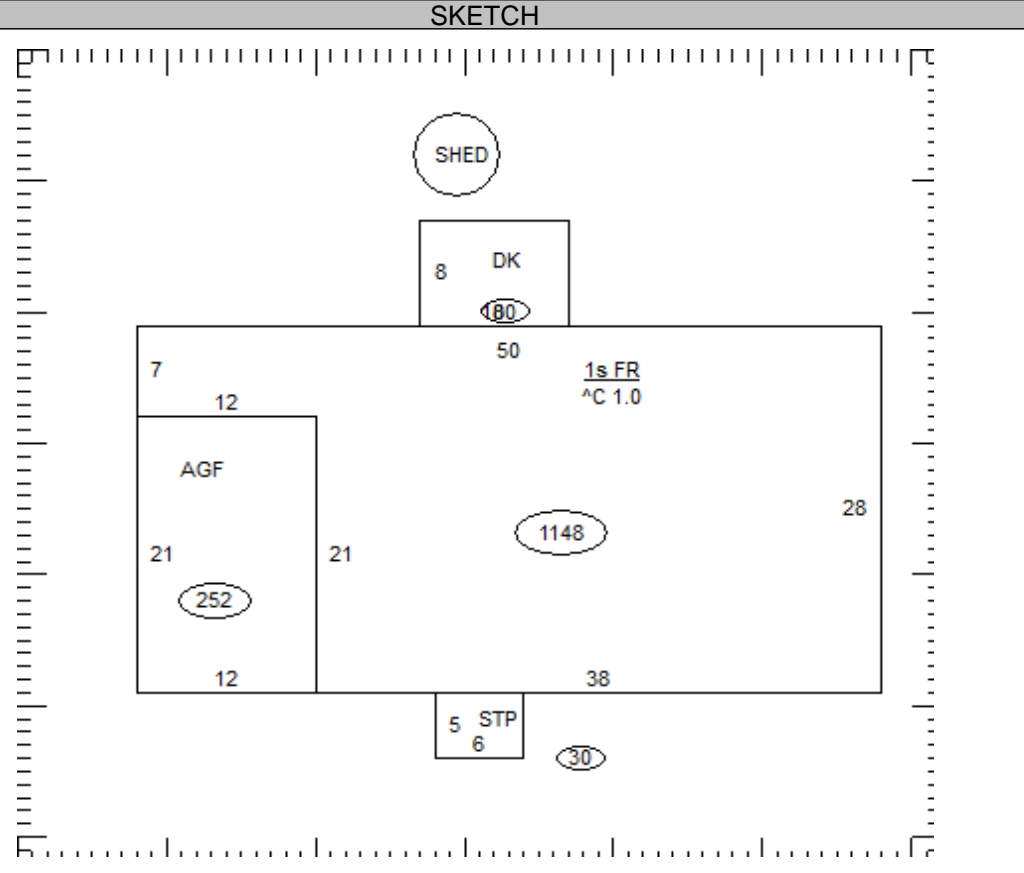
**HEAT & AC**  
NO HEAT       
CTRL HEAT       
HW/STEAM       
ELECTRIC       
HEAT PUMP       
FLR/WALL       
STVE/SPCE       
GEOTHERMAL       
OUTSIDE       
CTRL A/C

**PLUMBING**  
X FULL BATH 1  
X HALF BATH  
X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1148	FR	176,010

<b>SUBTOTAL</b>		176,010
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		6,200
EXTRA FEATURES		1,100
<b>SUBTOTAL</b>		186,940
GRADE FACTOR		95 %
<b>UNADJUSTED VALUE</b>		177,590
<b>FACTOR</b>		100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,148	C-		1999		A	177,590	22	138,520		131,600
1 Shed	PP	8x12	96	C		2000		F		38			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



26-080200.0000 TOTAL 131,600

**COMMENTS**

Dwelling has an Economic Factor of 95%