

26-144600.0300

WELKER CAREY

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7021 ST RTE 703

CELINA, OH 45822

Created in 2020 From 26-144600.0100 due to Split

LEGAL INFORMATION

PT NE SE

RTS: 003-06-03

Acres:1.9830

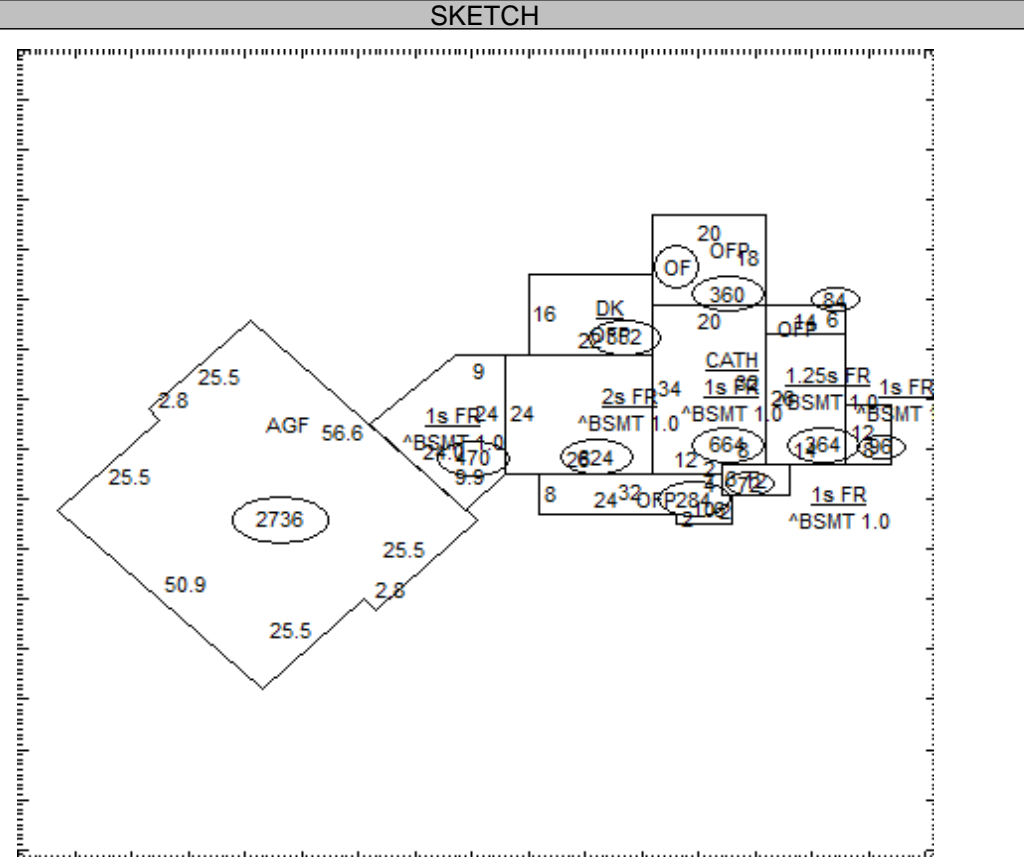
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WELKER CAREY	7021 ST RTE 703	CELINA	OH	45822	08/14/2020	245,000	WDC : 564	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 06/26/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION			
<input type="checkbox"/> PAVED	<input type="checkbox"/> GRAVEL	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6670 LAKE ACRES DR				
<input type="checkbox"/> DIRT	<input type="checkbox"/> SIDEWALKS	<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"/> CURBS	<input type="checkbox"/> STANDARD	<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=\$2,061.84, Other				
		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$226.16				
		<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE22 TT CONTRCTR; DWLG <30% COMPL				
LAND COMPUTATIONS							1/1/22				
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C	DE23 RMV SM AC OVERRIDE TO ALLOW LAND	
HS:Home Site		AC:1	80000				80,000	0		TO CORRECTLY CALC/DESKTOP RVW	
SM:Small Acreage		AC:0.983	59900				58,900	0		DE23 TTO; UPD INT INFO, CHG PAT TO	
										WDDK/OPF, RMV DET GAR, ADJ INC %	
										NC24 CHK FOR COMPL, NEW DET GAR, BSMNT	
										FIN, REAR PAT & GET PHOTOS	
										(Mod SM:)705	
Total Acres: 1.9830							TOTAL	138,900	0		

VALUATION SUMMARY							
VALUE YEAR		2023	2023	2023	2022	2021	
REASON FOR CHANGE		MISC	RAPP	NC	RCLS	MISC	
APPRAISED	LAND	138,900	136,800	136,800	117,860	104,260	
VALUE	IMPR	738,800	738,800	568,700	8,400	8,400	
	TOTAL	877,700	875,600	705,500	126,260	112,660	
ASSESSED	LAND	48,620	47,880	47,880	41,250	36,490	
VALUE	IMPR	258,580	258,580	199,050	2,940	2,940	
	TOTAL	307,200	306,460	246,930	44,190	39,430	

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	2290	FR	256,000
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	91	FR	9,270
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	2ND	624	FR	33,480
<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 checked="" type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input checked="" 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	2290		32,750
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			331,500
WOOD	<input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
INT. FINISH	B 1 2 3 U	FIREPLACE #	2		8,800
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input 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	3,005 S.F.		4,960
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	11		13,310
ACCOMMODATIONS		GARAGES & CARPORTS			67,600
# OF ROOMS		EXTRA FEATURES			51,000
BEDROOMS		SUBTOTAL			477,170
FIREPLACES		GRADE FACTOR			150 %
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			715,760
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,005	A-		2022		G	715,760	1	708,600	INC20	737,000
1 Outdoor Fireplace		2x10	20	A	90.75	2022		G	1,820	1	1,800		1,800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 738,800

COMMENTS
 Dwelling has an Economic Factor of 130%