26-151400.0000

MUSGRAVE JASON
MUSGRAVE JASON
825 HEMLOCK ST
CELINA, OH 45822

JEFFERSON TWP / CELINA SD

09-04-253-007

LEGAL INFORMATION
NICHELSON MANOR
IN LOT 50
RTS: 003-06-04 LOT#: 50

Property Class: 510
Neighborhood
265LA20-LA20
Map: 08
Block: 07
Card: 16
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUSGRAVE JASON	825 HEMLOCK ST	CELINA	OH	45822	06/22/2021	23,000	3:WDC : 492	☐	■
2	FAIR MATTHEW	103 PEACH TREE LN	CELINA	OH	45822	02/01/2016	20,800	3:WDC : 61	☐	■
3	DIRKSEN MARY L	106 GREEN AVE	CELINA	OH	45822	08/22/1988	17,000	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 06/13/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	■ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ 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

PROPERTY LOCATION
106 GREEN AVE, CELINA

COMMENT
TY2022:Net Gen=$632.22, Other Assessment=$0.00
DE15 TTO 12/29/2014 - Remove Owner Occupancy

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D80	ST325 DP73 ADJ237		9,500 0
			TOTAL	9,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	9,500	7,700	7,300					
	IMPR	44,100	31,000	29,600					
	TOTAL	53,600	38,700	36,900					
ASSESSED VALUE	LAND	3,330	2,700	2,560					
	IMPR	15,440	10,850	10,360					
	TOTAL	18,770	13,550	12,920					

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

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

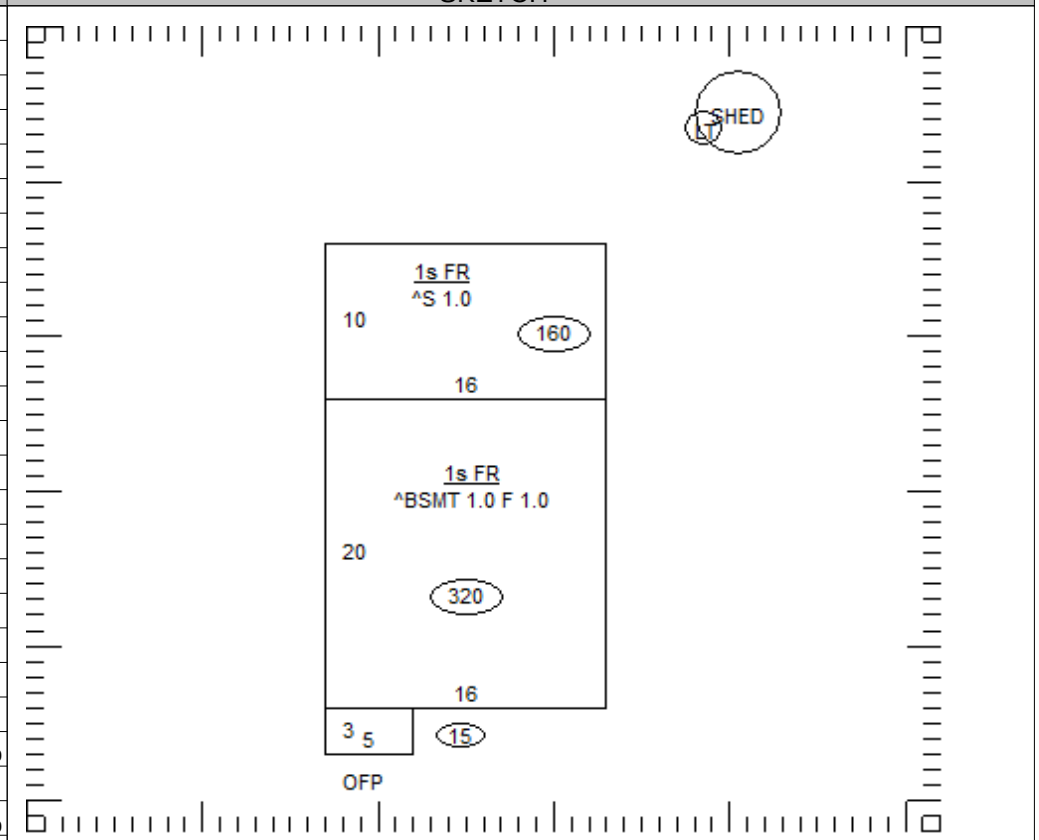
ACCOMMODATIONS					
# OF ROOMS		2			
BEDROOMS		1			
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	480	FR	86,600
BSMT	320		4,580
SUBTOTAL			91,180
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	320 S.F.		4,580
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			200
SUBTOTAL			95,960
GRADE FACTOR			80 %
UNADJUSTED VALUE			76,770
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	480	D		1900		A	76,770	50	38,390		44,100
1 Shed	PP	8x8	64	C		1960		A		90			0
2 Lean - To		6x8	48	C	4.80	1960		P	230	95	10		0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		44,100

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COMMENTS

Dwelling has an Economic Factor of 115%