26-156300.0000

BROWN BETTY A & WILCUTT TIMOTHY J
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117 ADA AVE
CELINA, OH 45822

JEFFERSON TWP / CELINA SD

09-04-255-017

LEGAL INFORMATION
NICHELSON MANOR
IN LOT 93

Property Class: 510
Neighborhood
265LA20-LA20
Map: 08
Block: 07
Card: 73
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BROWN BETTY A & WILCUTT	117 ADA AVE	CELINA	OH	45822	04/30/2020	22,000	WDC : 265	☐	■
2	JOBE MARY LEE	4817 AVOCET	DAYTON	OH	45424	04/21/2004	26,200	WDC : A : 0	☐	■
3	SAMMONS PATRICIA	4817 AVOCET	DAYTON	OH	45424	05/13/1994	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/14/2005 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
117 ADA AVE

COMMENT
TY2022:Net Gen=$599.56, Other Assessment=$0.00

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	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	9,500	7,700	7,300	6,500				
	IMPR	48,400	29,000	28,300	23,100				
	TOTAL	57,900	36,700	35,600	29,600				
ASSESSED VALUE	LAND	3,330	2,700	2,560	2,280				
	IMPR	16,940	10,150	9,910	8,090				
	TOTAL	20,270	12,850	12,470	10,370				

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		4			
BEDROOMS		2			
FIREPLACES					

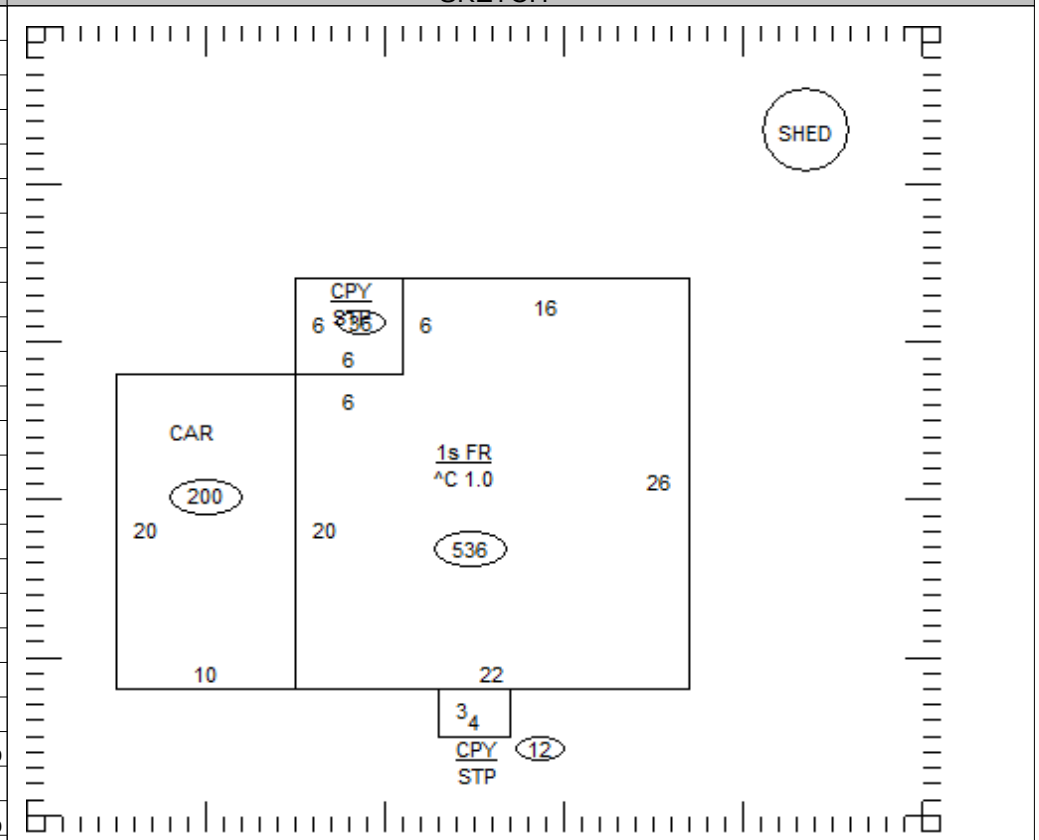
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	536	FR	96,280

SUBTOTAL		96,280
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 #	0	0
GARAGES & CARPORTS		1,800
EXTRA FEATURES		900
SUBTOTAL		98,980
GRADE FACTOR		85 %
UNADJUSTED VALUE		84,130
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	536	D+		1920		A	84,130	50	42,070		48,400
1 Shed	PP	10x10	100	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	48,400

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COMMENTS

Dwelling has an Economic Factor of 115%