

26-161500.0000

**GRAY GARRETT M & BROOKE A**  
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 7440 ST RTE 703  
 CELINA, OH 45822

**LEGAL INFORMATION**

LAKESWOOD ADDITION  
 ALSO FMR ST LND TO S; W PT LOT 12  
 RTS: 003-06-04 LOT#: 11  
 Acres:1.0800 M:1.5700

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GRAY GARRETT M & BROOKE	7440 ST RTE 703	CELINA	OH	45822	03/04/2019	335,000	WDC : 127	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 SKROMME ROBERT B &	7440 ST RT 703	CELINA	OH	45822	08/25/1994	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 06/15/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> 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	7440 ST RT 703, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" 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	TY2022:Net Gen=\$5,463.56, Other		
<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	Assessment=\$0.00		
<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 ADDED LOTS TOGETHER//HSE SITS ON BOTH		
LAND COMPUTATIONS				LAND TYPE				
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1		97000				97,000	0
SM:Small Acreage	AC:0.57		72700				41,400	0
Total Acres: 1.5700					TOTAL	138,400		0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2018	2017	2017	2017	2017	2017
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP	MISC	MISC	MISC	MISC
APPRAISED VALUE	LAND 138,400	96,800	88,000	88,000	84,000	80,600	80,600	
	IMPR 340,100	245,000	216,500	216,400	215,200	215,200	210,300	
	TOTAL 478,500	341,800	304,500	304,400	299,200	295,800	290,900	
ASSESSED VALUE	LAND 48,440	33,880	30,800	30,800	29,400	28,210	28,210	
	IMPR 119,040	85,750	75,780	75,740	75,320	75,320	73,610	
	TOTAL 167,480	119,630	106,580	106,540	104,720	103,530	101,820	

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**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

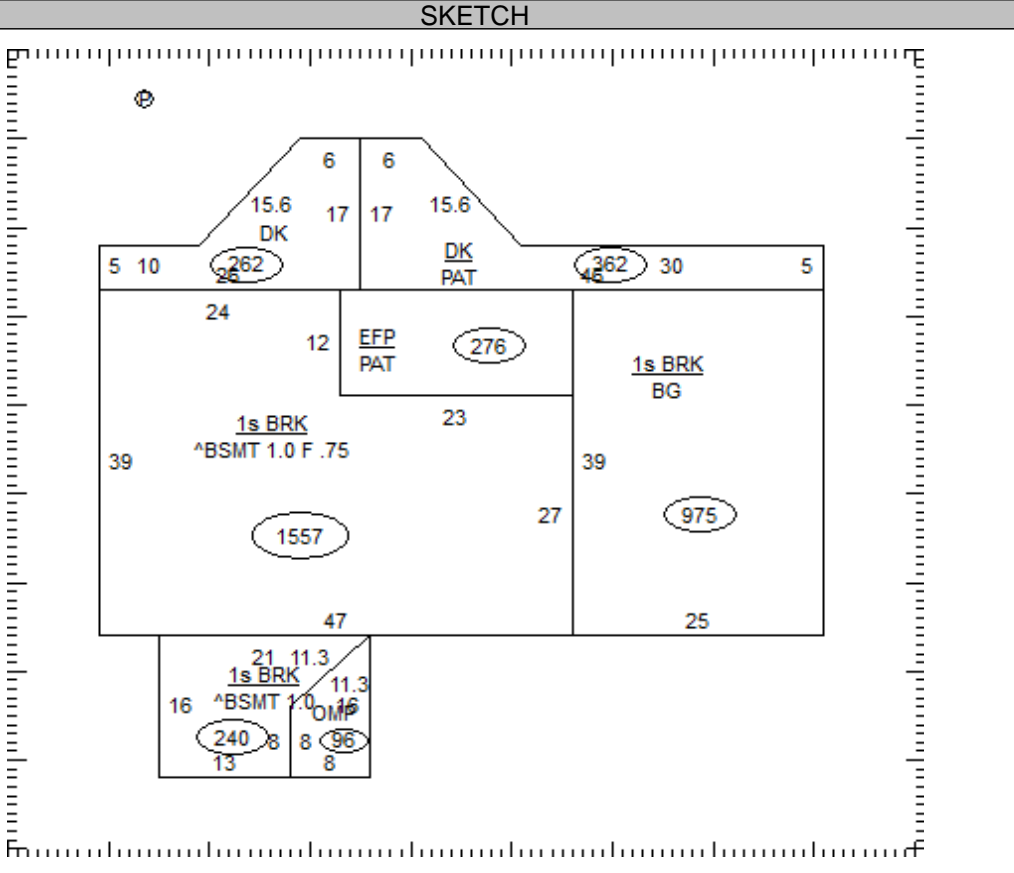
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 3 6  
 BEDROOMS 4  
 FIREPLACES 2

**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 1 1  
 X HALF BATH 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	2772	BRK	314,230
BSMT	1797		25,700
<b>SUBTOTAL</b>			339,930
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,144 S.F.		16,360
FIREPLACE #	2		8,800
HEATING	0 S.F.		0
AIR COND	3,916 S.F.		6,460
PLUMBING #	8		9,680
GARAGES & CARPORTS			4,600
EXTRA FEATURES			18,800
<b>SUBTOTAL</b>			404,630
GRADE FACTOR			120 %
<b>UNADJUSTED VALUE</b>			485,560
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,772	B		1963	1983	A	485,560	30	339,890		339,900
1 Patio		18x18	324	C	4.05	1963		A	1,310	85	200		200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-161500.0000 TOTAL 340,100

**COMMENTS**

Dwelling has an Economic Factor of 100% (Rollback Basis=\$436,900)