

26-177800.0000

KIRK EDWARD P & JULIE L

KIRK EDWARD P & JULIE L

106 PERSHING ST

CELINA, OH 45822

LEGAL INFORMATION

HIGHLAND PARK

ALSO PT LOT 1

ALSO S 1/2 LOT 113 RTS: 003-06-04 LOT#: 114

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KIRK EDWARD P & JULIE L	106 PERSHING ST	CELINA	OH	45822	10/07/2019	130,000	WDC : 689	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	COBY MARTHA L	11300 YOST CIR APT/SUITE	SAINT MARYS	OH	45885	06/03/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	COBY MARTHA L TRUSTEE	106 PERSHING ST	CELINA	OH	45822	09/08/2016	0	QCE : X : 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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 106 PERSHING DR, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,070.86, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD OLD E. SZ/SHAPE J. OTHER/CDU DE17 ADD PAT, DK AND CORR SKETCH/DSKTP
REV
DE23 REMOVE BOR FUNCTIONAL
BOR: BOR 20-42 SETTLEMENT OFFER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F118 D124	ST435	DP91	ADJ396			46,700	0
TOTAL							46,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017	2017			
REASON FOR CHANGE	MISC	BOR	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND 46,700	42,500	42,500	37,600	42,600			
	IMPR 117,500	87,100	114,700	81,300	83,000			
	TOTAL 164,200	129,600	157,200	118,900	125,600			
ASSESSED VALUE	LAND 16,350	14,880	14,880	13,160	14,910			
	IMPR 41,130	30,490	40,150	28,460	29,050			
	TOTAL 57,480	45,370	55,030	41,620	43,960			

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

FLOOR	AREA	CONST	VALUE
1	1796	FR	222,720

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

SUBTOTAL			222,720
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,796 S.F.		2,960
PLUMBING #	2		2,420
GARAGES & CARPORTS			18,400
EXTRA FEATURES			4,800
SUBTOTAL			251,300
GRADE FACTOR			100 %
UNADJUSTED VALUE			251,300
FACTOR			100 %

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

SUBTOTAL			251,300
GRADE FACTOR			100 %
UNADJUSTED VALUE			251,300
FACTOR			100 %

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

SUBTOTAL			251,300
GRADE FACTOR			100 %
UNADJUSTED VALUE			251,300
FACTOR			100 %

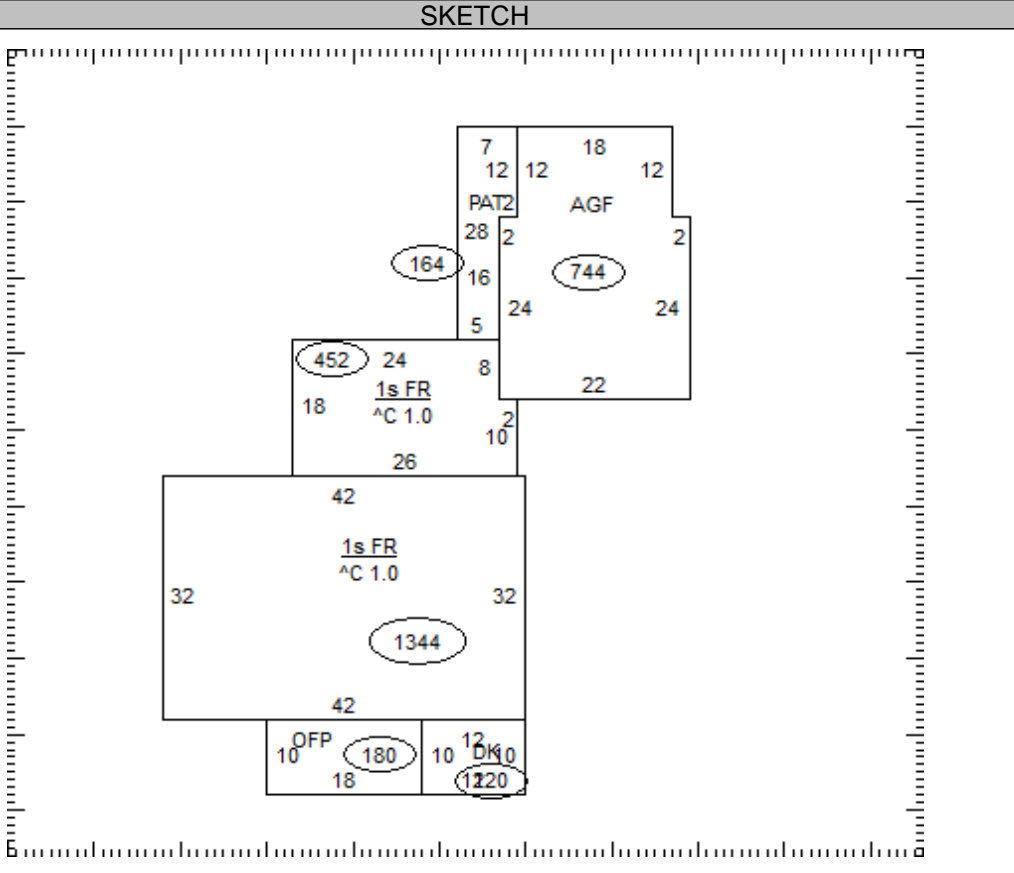
ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 2
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,796	C		1946		A	251,300	45	138,220		117,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

SUBTOTAL			251,300
GRADE FACTOR			100 %
UNADJUSTED VALUE			251,300
FACTOR			100 %

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



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TOTAL 117,500

COMMENTS

ACTUAL DEPTH 123.75 NC93
 Dwelling has an Economic Factor of 85%



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ALSO PT LOT 1

ALSO S 1/2 LOT 113 RTS: 003-06-04 LOT#: 114

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COBY MARTHA L TRUSTEE	106 PERSHING DR	CELINA	OH	45822	07/28/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	COBY WAYNE E & MARTHA L	106 PERSHING ST	CELINA	OH	45822	09/29/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	COBY WAYNE E & MARTHA L	106 PERSHING ST	CELINA	OH	45822	05/24/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- 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

106 PERSHING DR, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL						46,700	0	

VALUATION SUMMARY

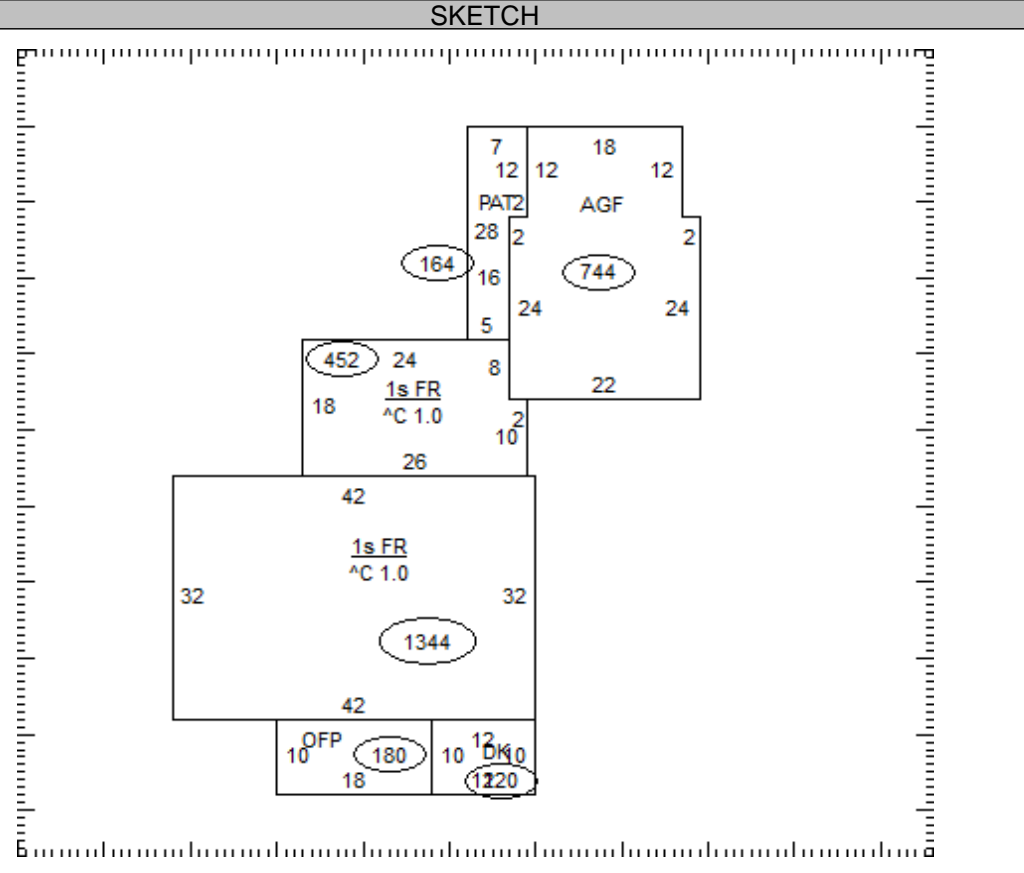
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> STONE				

ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input 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			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
INT. FINISH	B	1	2	3	U			
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ACCOMMODATIONS								
# OF ROOMS								
BEDROOMS								
FIREPLACES								
HEAT & AC	B	1	2	3	U			
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING	BASE <input type="checkbox"/>							
X FULL BATH								
X HALF BATH								
X FIXTURES								

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS