



26-186800.0000

MONROE BRIAN
MONROE BRIAN
117 WOODWARD AVE
CELINA, OH 45822

LEGAL INFORMATION
LAKELAND BEACH
3 FT LOT 11
LOT#: 10

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MONROE BRIAN	117 WOODWARD AVE	CELINA	OH	45822	03/17/2014	67,000	2:WDC : 128	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SNEDDON ALICIA N	117 WOODWARD AVE	CELINA	OH	45822	05/16/2011	65,000	WDC : A-M : 236	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	FEIERSTEIN BETTY J	117 WOODWARD AVE	CELINA	OH	45822	02/27/2001	47,500	: A-M : 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		
<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	117 WOODWARD AVE, 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=\$1,626.28, 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	DE11 ADD WDDK				
LAND COMPUTATIONS						DE09 PER DATA MAILER ADDED G FIREPLACE				
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	DE23 DESKTOP RVW: ADD AC PER PHOTO	
F:Front	F42 D80		ST435 DP73	ADJ318			13,400	0		
TOTAL							13,400	0		

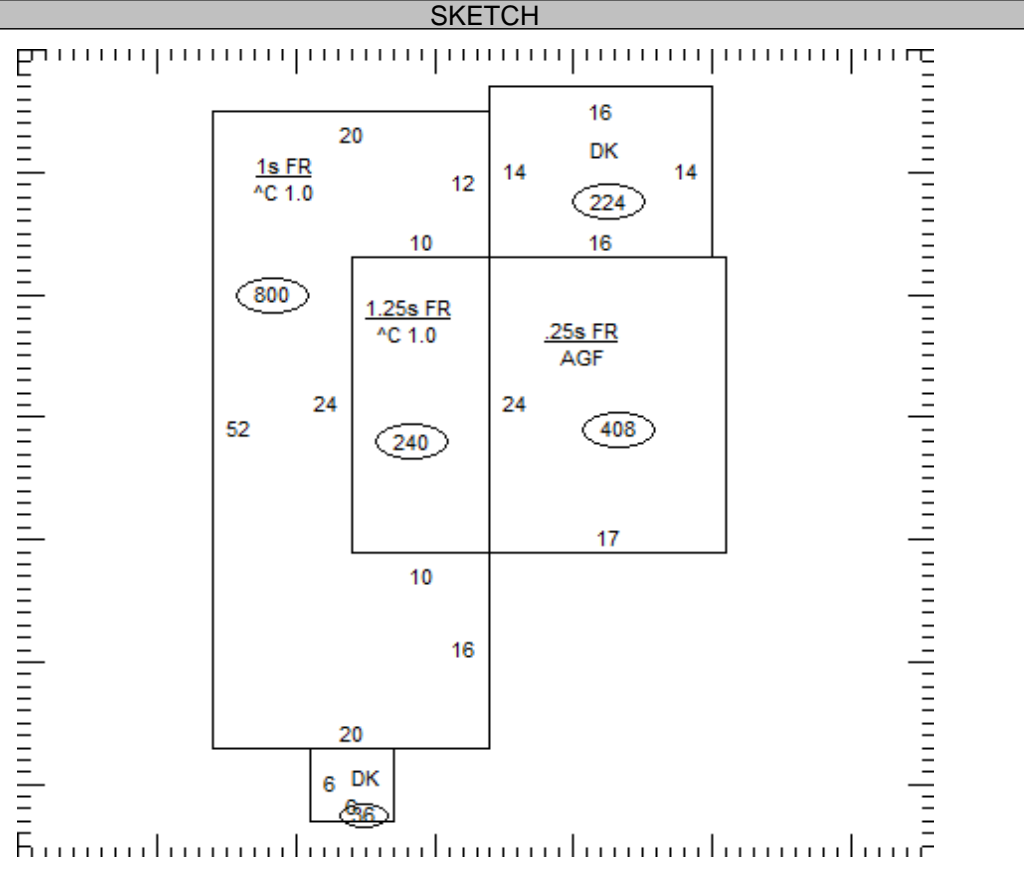
VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	MISC	RAPP	RAPP				
APPRAISED	<u>LAND</u>	13,400	12,200	10,800			
VALUE	<u>IMPR</u>	117,400	89,600	55,300			
	<u>TOTAL</u>	130,800	101,800	66,100			
ASSESSED	<u>LAND</u>	4,690	4,270	3,780			
VALUE	<u>IMPR</u>	41,090	31,360	19,360			
	<u>TOTAL</u>	45,780	35,630	23,140			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1040	FR	164,990
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	.25	162	FR	23,440
BUILDING TYPE			<input checked="" 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 checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES			<input checked="" 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"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS		4	1			
BEDROOMS		1	1			
FIREPLACES		1				
HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE		<input checked="" type="checkbox"/>		
X FULL BATH						
X HALF BATH						
X FIXTURES						

SUBTOTAL			188,430
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,202 S.F.		1,990
PLUMBING #	0		0
GARAGES & CARPORTS			10,100
EXTRA FEATURES			2,700
SUBTOTAL			207,620
GRADE FACTOR			95 %
UNADJUSTED VALUE			197,240
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,202	C-		1900	1997	A	197,240	30	138,070		117,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 117,400

COMMENTS
 Dwelling has an Economic Factor of 85%