

26-190900.0000

HOUGH ARTIE LOUANN

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122 WOODWARD AVE

CELINA, OH 45822

LEGAL INFORMATION

LAKELAND BEACH

RTS: 003-06-04 LOT#: 46

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOUGH ARTIE LOUANN	122 WOODWARD AVE	CELINA	OH	45822	04/17/2023	60,000	WDC : 201	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	EVANS JAMES W	2900 MELODY LN	CELINA	OH	45822	10/10/2006	34,000	WDC : A : 811	<input type="checkbox"/>	<input type="checkbox"/>
3	STEIN GERALD C	122 FOCHS ST	CELINA	OH	45822	08/05/1996	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 06/08/2005 TIME: 01:20:18 PM 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	122 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=\$717.14, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<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 CORR EFP SIZE AND ADD PAT/DSKTP REV		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D80	ST435	DP73	ADJ318			12,700	0
						TOTAL	12,700	0

VALUATION SUMMARY

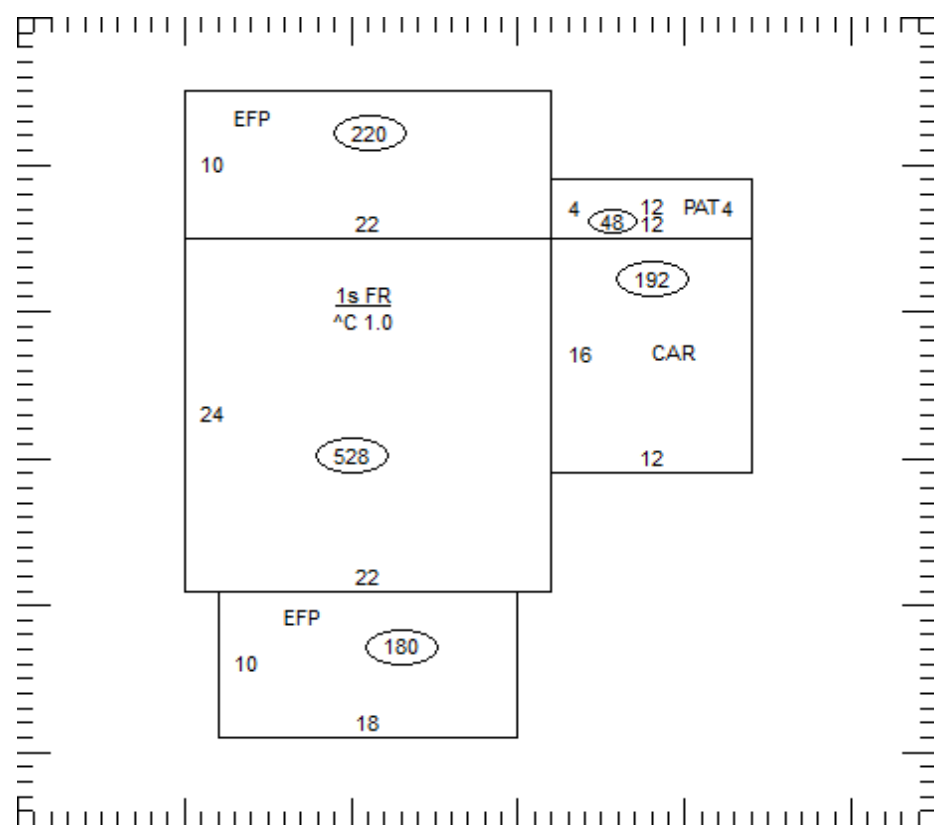
VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	12,700	11,500	10,200	11,600			
VALUE	IMPR	36,800	32,400	28,700	28,500			
	TOTAL	49,500	43,900	38,900	40,100			
ASSESSED	LAND	4,450	4,030	3,570	4,060			
VALUE	IMPR	12,880	11,340	10,050	9,980			
	TOTAL	17,330	15,370	13,620	14,040			

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

FLOOR	AREA	CONST	VALUE
1	528	FR	94,840

SUBTOTAL			94,840
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			1,700
EXTRA FEATURES			11,800
SUBTOTAL			108,340
GRADE FACTOR			80 %
UNADJUSTED VALUE			86,670
FACTOR			100 %

SKETCH



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 5
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	528	D		1940		A	86,670	50	43,340		36,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-190900.0000 TOTAL 36,800

COMMENTS

Dwelling has an Economic Factor of 85%