



26-243700.0700

LEGAL INFORMATION
MALLARD COVE SUBD

LOT#: 7

RIDDER TODD M & APRIL
RIDDER TODD M & APRIL
133 MALLARD COVE
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RIDDER TODD M & APRIL	133 MALLARD COVE	CELINA	OH	45822	03/10/2023	240,000	WDC : 129	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MAAS KATHRYN LAMMERS-	133 MALLARD COVE	CELINA	OH	45822	03/09/2021	200,000	WDC : 168	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	EVERMAN MICHAEL ETAL	133 MALLARD COVE	CELINA	OH	45822	07/25/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 06/22/2005 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 133 MALLARD CV, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU
 TY2022:Net Gen=\$2,272.14, Other Assessment=\$0.00
 DE22 RMV HOMESTEAD CREDIT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F85 D143	ST435	DP97	ADJ422		35,900 0
TOTAL						35,900 0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	35,900	32,700	28,900				
VALUE	LAND						
	IMPR	167,900	109,500	94,800			
	TOTAL	203,800	142,200	123,700			
ASSESSED	LAND	12,570	11,450	10,120			
	IMPR	58,770	38,330	33,180			
	TOTAL	71,340	49,780	43,300			

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	1266	FR	184,180

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			184,180
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,266 S.F.		2,090
PLUMBING #	3		3,630
GARAGES & CARPORTS			12,200
EXTRA FEATURES			8,300
SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %

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

SUBTOTAL			184,180
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,266 S.F.		2,090
PLUMBING #	3		3,630
GARAGES & CARPORTS			12,200
EXTRA FEATURES			8,300
SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %

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

SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES

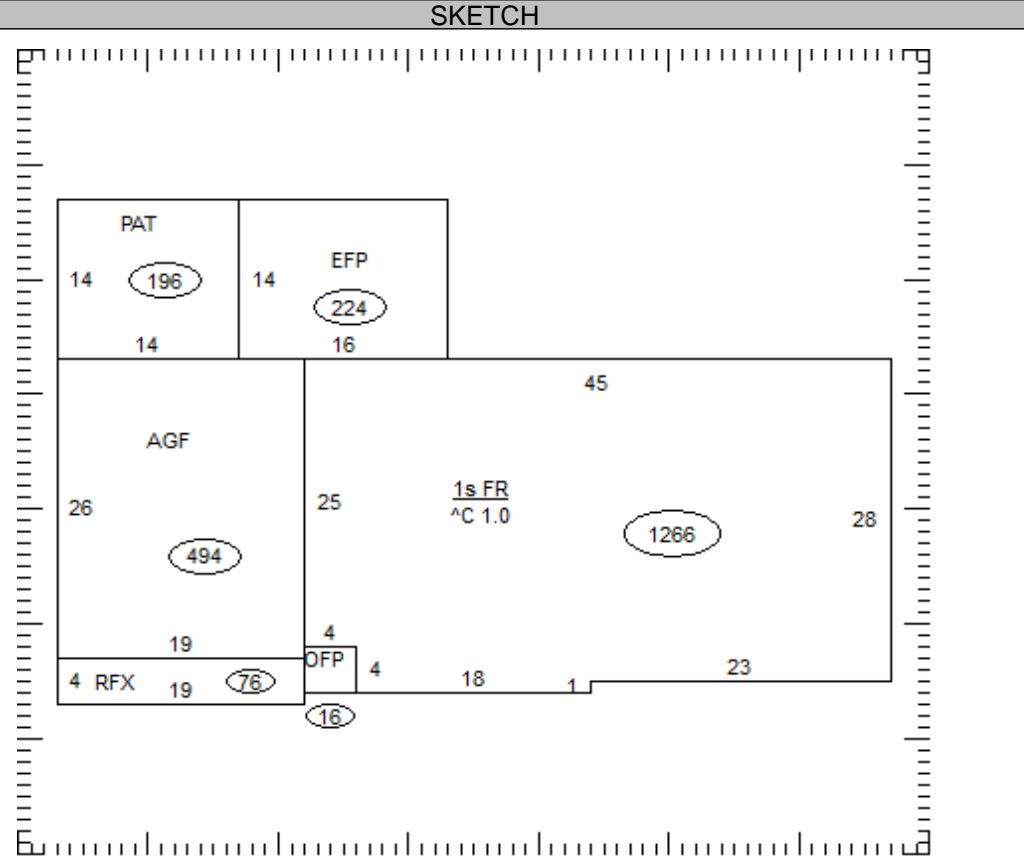
SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %

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

SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

SUBTOTAL			210,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			220,920
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,266	C+		1997		A	220,920	24	167,900		167,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-243700.0700

TOTAL 167,900

COMMENTS
 IRREGULAR LOT. 42 LINEAL FEET BRICK TRIM 8FT HIGH
 Dwelling has an Economic Factor of 100%

JEFFERSON TWP / CELINA SD

09-05-401-020

Property Class: 510

Neighborhood
265LA50-LA50

Map: 09

Block: 07

Card: 35

Bk: Pg:

26-243700.0700

RIDDER TODD M & APRIL

RIDDER TODD M & APRIL

133 MALLARD COVE

CELINA, OH 45822

LEGAL INFORMATION

MALLARD COVE SUBD

LOT#: 7

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EVERMAN ALBERTA I	133 MALLARD COVE	CELINA	OH	45822	01/25/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	EVERMAN SYLVESTER F &	133 MALLARD CV	CELINA	OH	45822	08/19/2004	150,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	PIPER PHILIP D & REBECCA J	133 MALLARD CV	CELINA	OH	45822	01/23/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 06/22/2005 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	133 MALLARD CV, CELINA COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						35,900	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRAISED VALUE	LAND IMPR TOTAL	ASSESSED VALUE	LAND IMPR TOTAL				

OCCUPANCY		EXTERIOR	
<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"/>

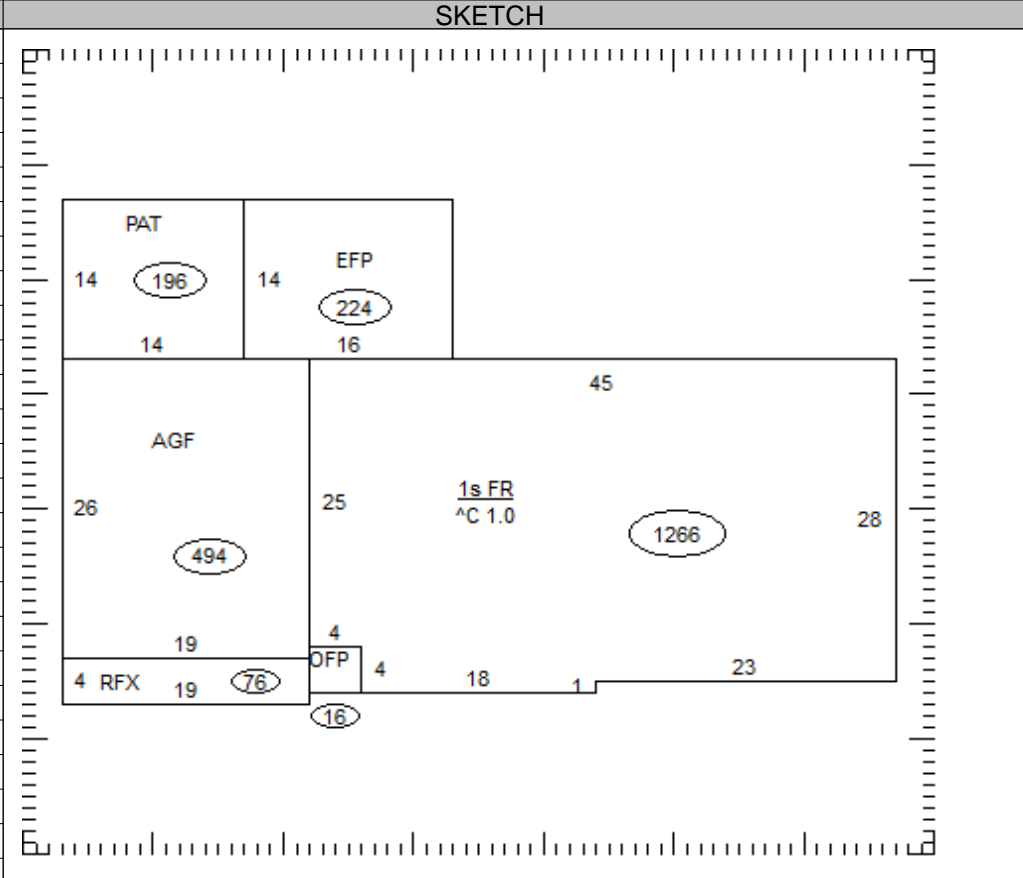
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<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 checked="" type="checkbox"/> FULL BATH					
<input checked="" type="checkbox"/> HALF BATH					
<input checked="" type="checkbox"/> FIXTURES					

FLOOR	AREA	CONST	VALUE
SUBTOTAL			
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			
GRADE FACTOR			%
UNADJUSTED VALUE			
FACTOR			%
OCCUPANCY	ST.HT	SIZE	AREA
DWELLING		SK	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			



26-243700.0700

TOTAL 0

COMMENTS