

Property Class: 510
 Neighborhood
 265LA50-LA50

JEFFERSON TWP / CELINA SD

09-05-401-018

26-243700.0900

LEGAL INFORMATION
 MALLARD COVE SUBD

LOT#: 9

Map: 09
 Block: 07
 Card: 37
 Bk: Pg:

MANGER TREY M
 MANGER TREY M
 125 MALLARD COVE
 CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MANGER TREY M	125 MALLARD COVE	CELINA	OH	45822	05/07/2021	195,000	WDC : 358	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SIEBERT ERIC T	125 MALLARD COVE	CELINA	OH	45822	06/05/2019	140,000	WDC : 388	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SMITH DAVID J	125 MALLARD COVE	CELINA	OH	45822	03/17/2014	128,000	WDC : 126	<input type="checkbox"/>	<input checked="" 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	125 MALLARD CV, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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=\$2,168.68, 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	DE22 RMV OWN OCC - DID NOT RETURN APP		
						DE23 DESKTOP RVW: ADD SHED		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F71 D142	ST435	DP97	ADJ422		30,000		0
					TOTAL	30,000		0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	NC	RAPP	RAPP
APPRAISED VALUE	<u>LAND</u> 30,000	27,200	24,100
	<u>IMPR</u> 169,000	105,600	91,500
	<u>TOTAL</u> 199,000	132,800	115,600
ASSESSED VALUE	<u>LAND</u> 10,500	9,520	8,440
	<u>IMPR</u> 59,150	36,960	32,030
	<u>TOTAL</u> 69,650	46,480	40,470

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

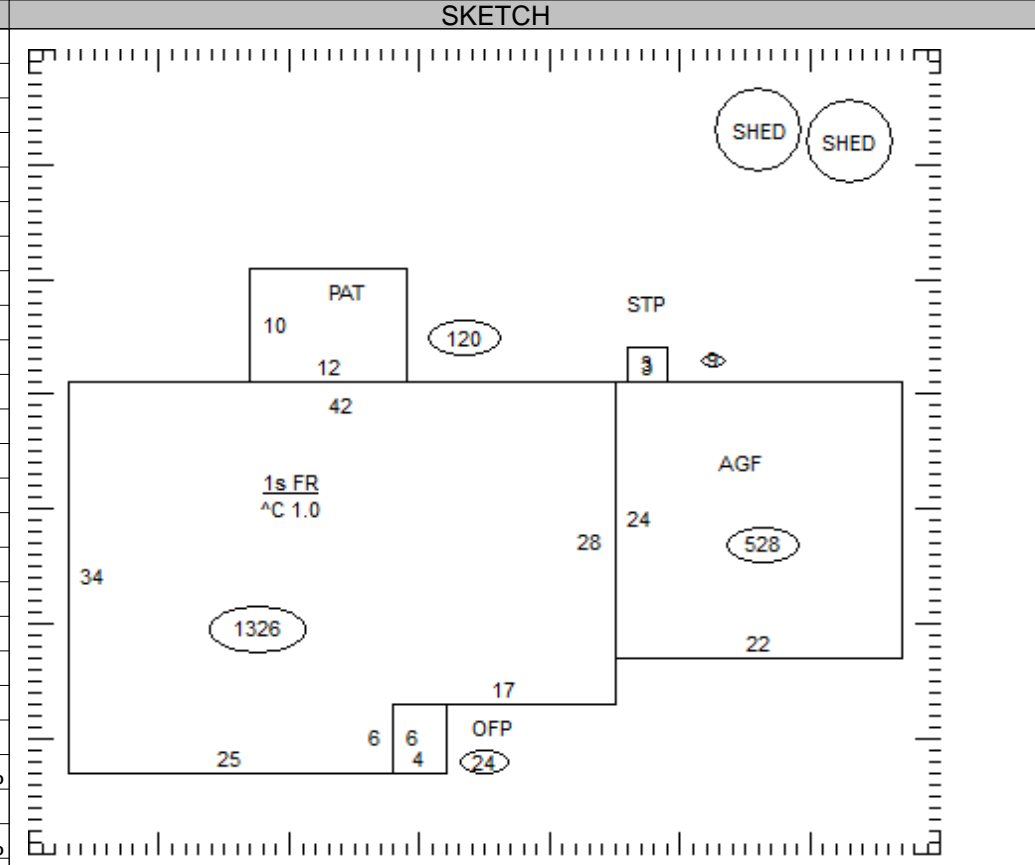
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 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 1
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1326	FR	189,560
SUBTOTAL			189,560
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,326 S.F.		2,190
PLUMBING #	3		3,630
GARAGES & CARPORTS			13,100
EXTRA FEATURES			1,000
SUBTOTAL			209,480
GRADE FACTOR			105 %
UNADJUSTED VALUE			219,950
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,326	C+		1997		A	219,950	24	167,160		167,200
1 Shed	PP	10x12	120	C		2000		A		37			0
2 Shed		12x20	240	C	7.70	2020		A	1,850	3	1,790		1,800
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 169,000

COMMENTS

IRREGULAR LOT. 30 LINEAL FEET BRICK TRIM 8FT HIGH
 Dwelling has an Economic Factor of 100%

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LEGAL INFORMATION

MALLARD COVE SUBD

LOT#: 9

MANGER TREY M

MANGER TREY M
125 MALLARD COVE
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MILLER KEVIN J & KATHERINE	125 MALLARD COVE	CELINA	OH	45822	05/28/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	MILLER KEVIN J	125 MALLARD COVE	CELINA	OH	45822	04/30/2007	130,000	WDC : A : 278	<input type="checkbox"/>	<input type="checkbox"/>
3	IRMSCHER JOHN THOMAS &	125 MALLARD CV	CELINA	OH	45822	09/29/2000	120,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	125 MALLARD CV, CELINA	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input 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"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY		
<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		
<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		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL						30,000	0	

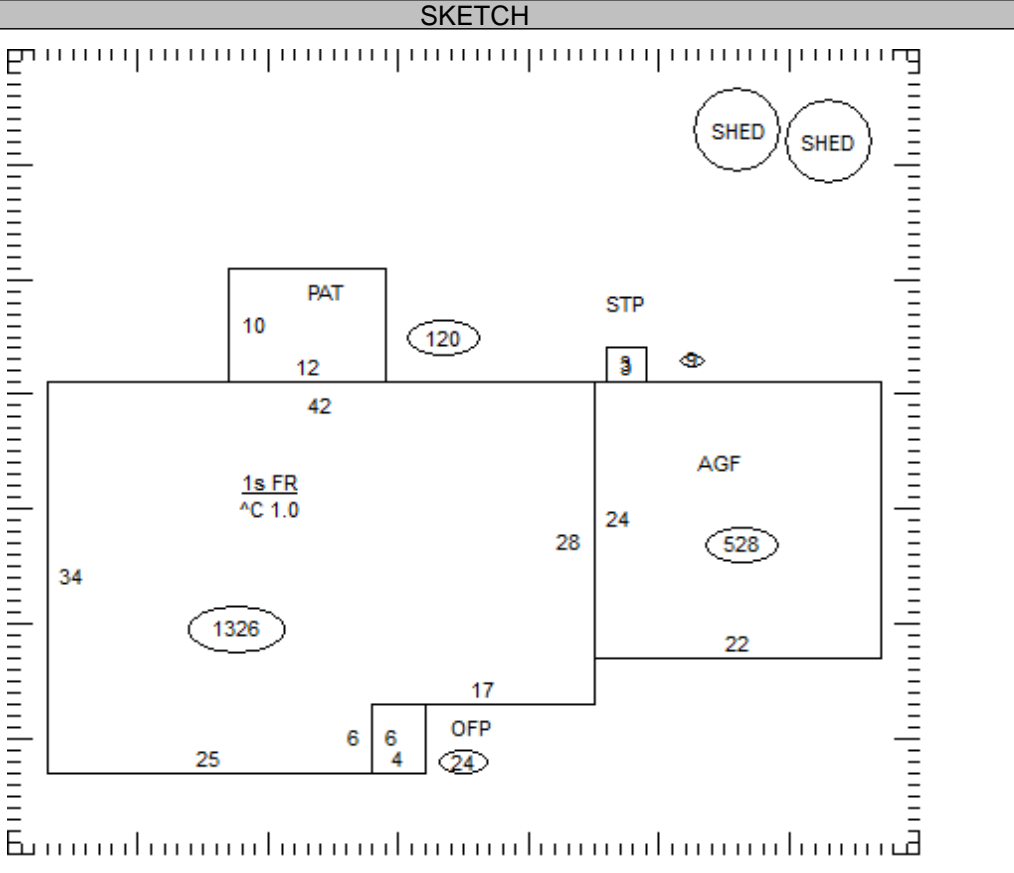
VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

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					

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			%

FLOORS	B	1	2	3	U	SUBTOTAL	0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	
ACCOMMODATIONS						EXTRA FEATURES	
# OF ROOMS						SUBTOTAL	
BEDROOMS						GRADE FACTOR	
FIREPLACES						UNADJUSTED VALUE	
HEAT & AC						FACTOR	
						OCCUPANCY	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ST.HT	SIZE
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AREA	GRADE
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRICE	AGE
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REMD	CND
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJ VAL	PHYS
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PHYS VAL	FUNC
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRUE VAL	
GEOHERMAL	<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							
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		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-243700.0900

TOTAL 0

COMMENTS