



26-266000.0000

SEALSCOTT SARAH L
SEALSCOTT SARAH L
2921 YORK ST
CELINA, OH 45822

LEGAL INFORMATION
GALLMAN FIRST SUBDIV

LOT#: 24

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 SEALSCOTT SARAH L	2921 YORK ST	CELINA	OH	45822	06/25/2021	259,900	WDC : 502	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 EVERS JOSHUA M & STACY D	2921 YORK ST	CELINA	OH	45822	10/28/2015	182,000	WDC : 746	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 GARVER JOSEPH A &	2921 YORK ST	CELINA	OH	45822	06/02/1999	148,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DF DATE: 06/16/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2921 YORK ST, 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	TY2022:Net Gen=\$2,947.88, 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	de09 add shed & pat-data mailer		
LAND COMPUTATIONS							DE17 DESKTOP RVW CHGS: update patio	
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C	
F:Front	F100 D125	ST435	DP91	ADJ396		39,600	0	
TOTAL							39,600	0

TY2022:Net Gen=\$2,947.88, Other
Assessment=\$0.00
de09 add shed & pat-data mailer
DE17 DESKTOP RVW CHGS: update patio
msmnt
DE22 RMV OWN OCC - DID NOT RETURN APP

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
APPRaised	<u>LAND</u>	39,600	36,100	31,900
VALUE	<u>IMPR</u>	218,700	144,400	125,400
	<u>TOTAL</u>	258,300	180,500	157,300
ASSESSED	<u>LAND</u>	13,860	12,640	11,170
VALUE	<u>IMPR</u>	76,550	50,540	43,890
	<u>TOTAL</u>	90,410	63,180	55,060

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

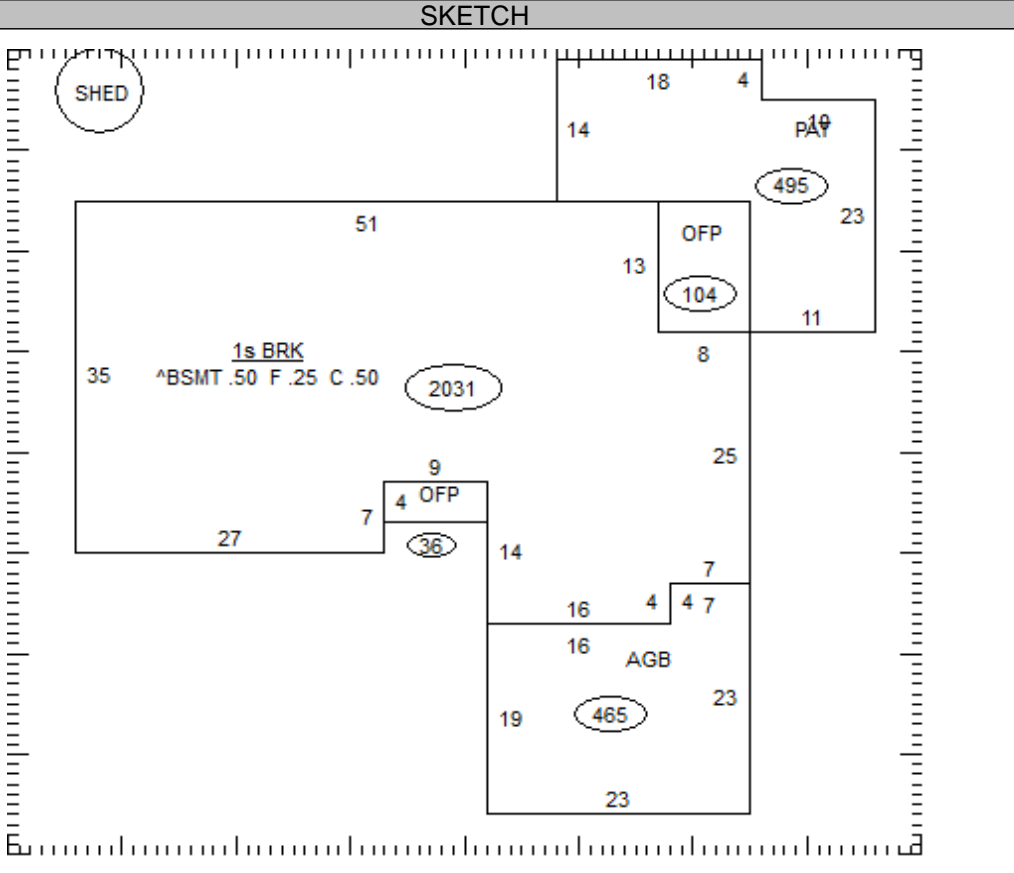
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES 1
 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

FLOOR	AREA	CONST	VALUE
1	2031	BRK	253,880
BSMT	1016		14,530
SUBTOTAL			268,410
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	254 S.F.		3,630
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,285 S.F.		3,770
PLUMBING #	0		0
GARAGES & CARPORTS			13,000
EXTRA FEATURES			4,300
SUBTOTAL			297,510
GRADE FACTOR			105 %
UNADJUSTED VALUE			312,390
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,031	C+		1978		A	312,390	30	218,670		218,700
1 Shed		10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-266000.0000 TOTAL 218,700

COMMENTS
 Dwelling has an Economic Factor of 100%