

26-267800.0102

**NUTT MITCHELL E**  
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308 PLEASANT RIDGE  
CELINA, OH 45822

**LEGAL INFORMATION**  
THOMAS MILLER SUBDIVISION  
NO 1  
RTS: 003-06-05 LOT#: 2  
Acres:0.5790

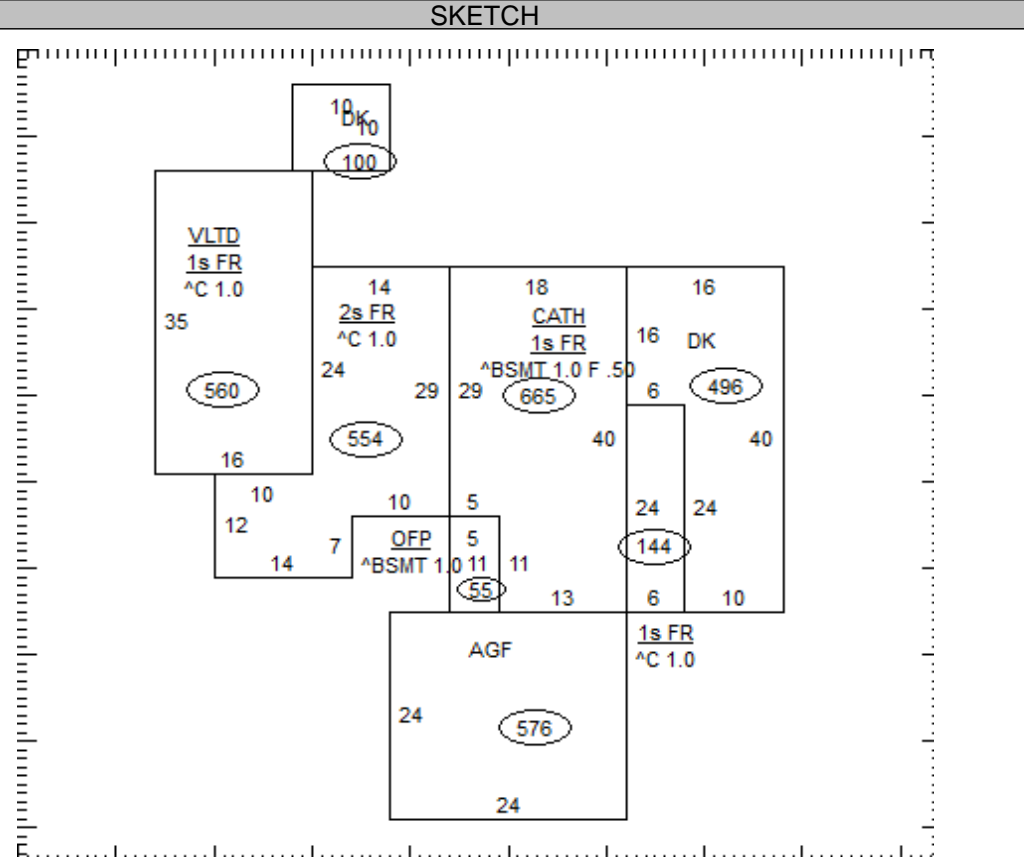
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NUTT MITCHELL E	308 PLEASANT RIDGE	CELINA	OH	45822	05/17/2019	280,000	WDC : 326	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PERTS JAMES L & KAREN A	308 PLEASANT RIDGE	CELINA	OH	45822	02/05/2010	197,000	WDC : A : 67	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	RHEE GIL J & ENA H	308 PLEASANT RIDGE AVE	CELINA	OH	45822	01/29/1992	178,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: DF DATE: 06/20/2005 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	308 PLEASANT RIDGE AVE, CELINA <b>COMMENT</b> TY2022:Net Gen=\$3,669.76, Other Assessment=\$0.00 DE09 CORR PER DATA MAILER DE15 PER DATA MAILER CORR PLMB DE17 DESKTOP RVW CHG: add wddk		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C	
HS:Home Site <1 @ 32630*0.83	AC:0.579	27080				27,100	0	
Total Acres: .5790						TOTAL	27,100	0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED VALUE	<u>LAND</u> 27,100	15,500	13,700	13,300	
	<u>IMPR</u> 341,600	214,200	189,600	213,900	
	<u>TOTAL</u> 368,700	229,700	203,300	227,200	
ASSESSED VALUE	<u>LAND</u> 9,490	5,430	4,800	4,660	
	<u>IMPR</u> 119,560	74,970	66,360	74,870	
	<u>TOTAL</u> 129,050	80,400	71,160	79,530	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR		<input checked="" type="checkbox"/> WOOD		1	1923	FR	229,640
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO		2ND	554	FR	31,760
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 checked="" type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INT. FINISH		B	1	2	3	U	
PLASTER/DW		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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		1	2	2			
BEDROOMS			1	2			
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"/>	
CTRL HEAT		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	
GEOTHERMAL		<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE <input checked="" type="checkbox"/>					
X FULL BATH			1				
X HALF BATH			1				
X FIXTURES							
BSMT			720				10,300
SUBTOTAL							271,700
MULTI-FAMILY #		0					0
BUILDING TYPE		100%					0
BSMT FINISH		332 S.F.					4,750
FIREPLACE #		1					4,400
HEATING		0 S.F.					0
AIR COND		2,809 S.F.					4,630
PLUMBING #		5					6,050
GARAGES & CARPORTS							14,200
EXTRA FEATURES							49,400
SUBTOTAL							355,130
GRADE FACTOR							130 %
UNADJUSTED VALUE							461,670
FACTOR							100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,477	B+		1986		A	461,670	26	341,640		341,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 341,600

COMMENTS

ACTUAL AC .579 AC  
Dwelling has an Economic Factor of 100%