

27-000100.0115

HOOD CHRISTOFFER & HEIDI

HOOD CHRISTOFFER & HEIDI

1239 BRITTANY DR

CELINA, OH 45822

Created in 2018 From 27-000100.0101 due to Split

LEGAL INFORMATION

WHEATLAND ACRES

PHASE VI

LOT#: 99

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOOD CHRISTOFFER & HEIDI	1239 BRITTANY DR	CELINA	OH	45822	01/13/2021	325,000	WDC : 34	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MONROE BRIAN F & BRITTNEY	542 E LIVINGSTON ST	CELINA	OH	45822	02/13/2019	34,500	WDC : 82	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SHNINN BROS INC	540 SUMMIT ST	CELINA	OH	45822	08/29/2018	0	WDC : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/27/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION				
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	1239 BRITTANY DR				COMMENT TY2022:Net Gen=\$4,028.68, Other Assessment=\$0.00 DE20 TTO; DWLG COMPL CORR PLUMBING DE22 PER DATA MAILER; ADD 1/2 BATH		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F110 D140	ST500	DP96	ADJ480		52,800 0
TOTAL						52,800 0

VALUATION SUMMARY								
VALUE YEAR	2023	2022	2021	2020	2020	2020	2020	2019
REASON FOR CHANGE	RAPP	MISC	MISC	MISC	MISC	NC	NC	MISC
APPRAISED VALUE	LAND 52,800	35,400	35,400	35,400	35,400	35,400	29,600	22,200
	IMPR 295,600	213,900	211,400	211,400	211,400	208,900	189,900	0
	TOTAL 348,400	249,300	246,800	246,800	246,800	244,300	219,500	22,200
ASSESSED VALUE	LAND 18,480	12,390	12,390	12,390	12,390	12,390	10,360	7,770
	IMPR 103,460	74,870	73,990	73,990	73,990	73,120	66,470	0
	TOTAL 121,940	87,260	86,380	86,380	86,380	85,510	76,830	7,770

OCCUPANCY SF DU TR
 CONVERSION

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING **ROOF TYPE**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

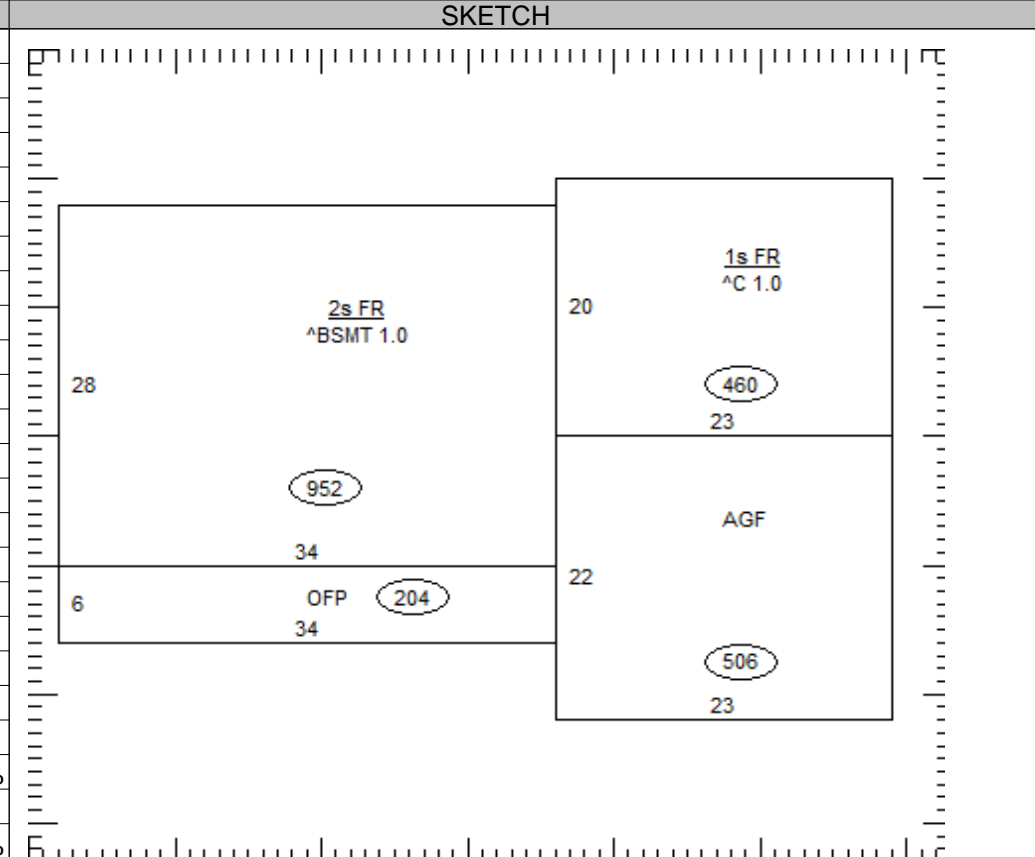
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

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

FLOOR	AREA	CONST	VALUE
1	1412	FR	195,040
2ND	952	FR	63,120
BSMT	952		13,610
SUBTOTAL			271,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,364 S.F.		3,900
PLUMBING #	8		9,680
GARAGES & CARPORTS			12,500
EXTRA FEATURES			3,300
SUBTOTAL			305,550
GRADE FACTOR			105 %
UNADJUSTED VALUE			320,830
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,364	C+		2019		G	320,830	3	311,210		295,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-000100.0115

TOTAL 295,600

COMMENTS

Dwelling has an Economic Factor of 95%