27-001000.0000

MCNELLY HOLT R & LISA A
MCNELLY HOLT R & LISA A
407 SUMMIT ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-276-003

LEGAL INFORMATION
W SD SE NE PT

RTS: 002-05-36
Acres:0.7500

Property Class: 510
Neighborhood
27502703-01 -
Map: 01 C
Block:
Card: 08
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCNELLY HOLT R & LISA A	407 SUMMIT ST	CELINA	OH	45822	05/13/2019	246,000	WDC : 307	☐	■
2	HATHAWAY MONTY W &	407 SUMMIT ST	CELINA	OH	45822	08/22/2012	178,000	WDC : A : 490	☐	■
3	GREEN DAVID & ANDREA	407 SUMMIT ST	CELINA	OH	45822	11/21/1994	70,000	: A : 0	☐	■

X: ☐ TTO LISTER: DATE: 01/31/2011 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER	☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS	☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD		☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
407 SUMMIT ST, CELINA

COMMENT
TY2022:Net Gen=$2,947.42, Other Assessment=$2.92
DE16 CHNG AGF TO AGB PER REVAL DESKTOP REVIEW
DE11 CORR OFP TO OMP, ADD PAT
DE09 PER DATA MAILER REMOVED DET GARAGE
DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 31190*0.94	AC:0.75	29320		29,300 0
Total Acres: .7500			TOTAL	29,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	29,300	16,800	15,500					
	IMPR	243,900	165,600	150,700					
	TOTAL	273,200	182,400	166,200					
ASSESSED VALUE	LAND	10,260	5,880	5,430					
	IMPR	85,370	57,960	52,750					
	TOTAL	95,630	63,840	58,180					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

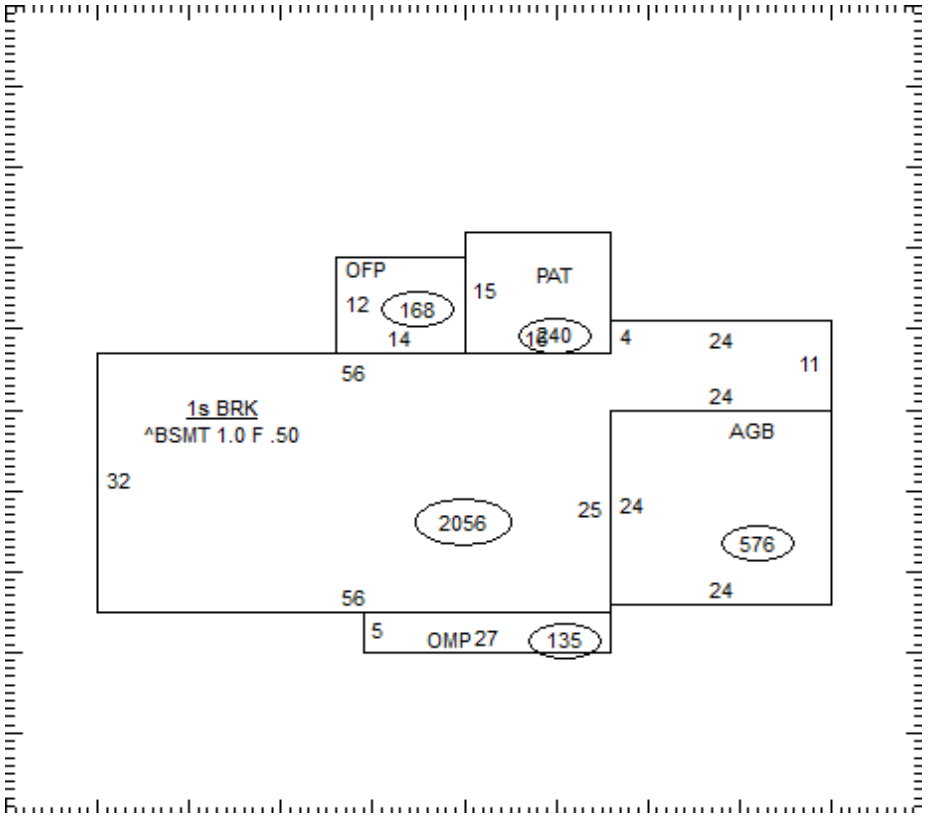
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS					
FIREPLACES					

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		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2056	BRK	254,450
BSMT	2056		29,400
SUBTOTAL			283,850
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	850 S.F.		12,160
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,906 S.F.		4,790
PLUMBING #	5		6,050
GARAGES & CARPORTS			16,100
EXTRA FEATURES			6,200
SUBTOTAL			329,150
GRADE FACTOR			100 %
UNADJUSTED VALUE			329,150
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,056	C		1998		A	329,150	22	256,740		243,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		243,900

27-001000.0000

COMMENTS

Dwelling has an Economic Factor of 95%