

27-020304.0000

PORTZ ASHLEY
 PORTZ ASHLEY
 1414 CANTERBURY DR
 CELINA, OH 45822

LEGAL INFORMATION
 YORKSHIRE 5TH ADD

LOT#: 201

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PORTZ ASHLEY	1414 CANTERBURY DR	CELINA	OH	45822	07/12/2021	234,900	WDC : 548	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CARR GARY D & CYNTHIA R	1414 CANTERBURY DR	CELINA	OH	45822	04/14/2004	152,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	NEWCOMB ANNE A	1414 CANTERBURY DR	CELINA	OH	45822	10/27/1992	129,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DF DATE: 07/19/2005 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 checked="" 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 checked="" 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	1414 CANTERBURY DR, CELINA COMMENT TY2022:Net Gen=\$2,939.58, Other Assessment=\$0.00 DE22 RMV OWN OCC - DID NOT RETURN APP

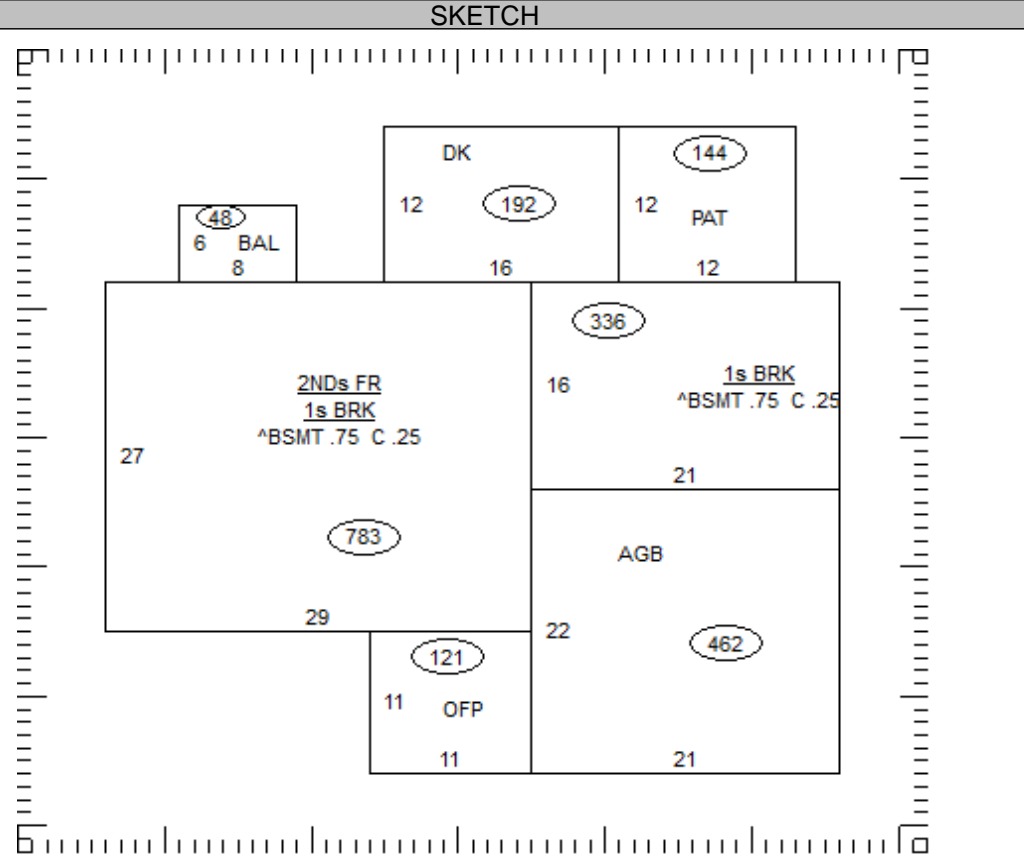
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F92 D112	ST425	DP86	ADJ366			33,700	0
TOTAL							33,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	33,700	24,700	20,600
	IMPR	157,200	125,100
	TOTAL	181,900	145,700
ASSESSED VALUE	11,800	8,650	7,210
	IMPR	55,020	43,790
	TOTAL	63,670	51,000

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	1119	BRK	183,570							
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	2ND	783	FR	57,630							
BUILDING TYPE														
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK											
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL											
<input type="checkbox"/>			<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
INT. FINISH		B	1	2	3	U								
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
ACCOMMODATIONS														
# OF ROOMS		4	3											
BEDROOMS			3											
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"/>	<input type="checkbox"/>								
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>								
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>								
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>								
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>								
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
PLUMBING		BASE				<input checked="" type="checkbox"/>								
X FULL BATH		1												
X HALF BATH														
X FIXTURES														
		BSMT	839				12,000							
		SUBTOTAL					253,200							
		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	1,902 S.F.				3,140							
		PLUMBING #	3				3,630							
		GARAGES & CARPORTS					12,900							
		EXTRA FEATURES					5,200							
		SUBTOTAL					282,470							
		GRADE FACTOR					105 %							
		UNADJUSTED VALUE					296,590							
		FACTOR					100 %							
OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		2	SK	1,902	C+		1985		A	296,590	28	213,540		192,200
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
												TOTAL	192,200	



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COMMENTS

Dwelling has an Economic Factor of 90%