

27-030200.0000

RUTLEDGE GREGG A & KRISTIN J

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133 S VINE ST
CELINA, OH 45822

LEGAL INFORMATION

PT OL 12 OF OL E OF

CELINA

RTS: 003-06-06

Acres:0.1500 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUTLEDGE GREGG A &	133 S VINE ST	CELINA	OH	45822	03/30/2021	115,000	WDC : 222	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OTTEN DANIEL J	113 S VINE ST	CELINA	OH	45822	02/08/1988	60,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/21/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 113 S VINE ST, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,105.76, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE17 STORM DAMAGE: FIELD VISIT/PRIMARYLY
 DE18 RMV FNC
 DE22 GAR ADDTN, ADD PATIO, CHG COND TO
 GOOD, COMPLETE INT & EXT RMDL
 DE22 RMV OWN OCC; NOT PRIMARY RES

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F20 D80	ST460	DP73	ADJ336			6,700	0
F:Front	F40 D120	ST460	DP89	ADJ409			16,400	0
TOTAL							23,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2018	2018	2017		
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	RAPP	RAPP		
APPRAISED	23,100	20,100	20,100	18,600	18,600	18,600		
VALUE	IMPR	156,600	110,200	76,300	66,000	62,700		
	TOTAL	179,700	130,300	96,400	84,600	81,300		
ASSESSED	LAND	8,090	7,040	7,040	6,510	6,510		
VALUE	IMPR	54,810	38,570	26,710	23,100	21,950		
	TOTAL	62,900	45,610	33,750	29,610	28,460		

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	1168	FR	175,980

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1168		16,700
SUBTOTAL			192,680

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,168 S.F.	1,930
PLUMBING #	0	0

GARAGES & CARPORTS	13,100
EXTRA FEATURES	3,600
SUBTOTAL	211,310
GRADE FACTOR	100 %
UNADJUSTED VALUE	211,310
FACTOR	100 %

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

GARAGES & CARPORTS	13,100
EXTRA FEATURES	3,600
SUBTOTAL	211,310
GRADE FACTOR	100 %
UNADJUSTED VALUE	211,310
FACTOR	100 %

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SUBTOTAL	211,310
GRADE FACTOR	100 %
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FACTOR	100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

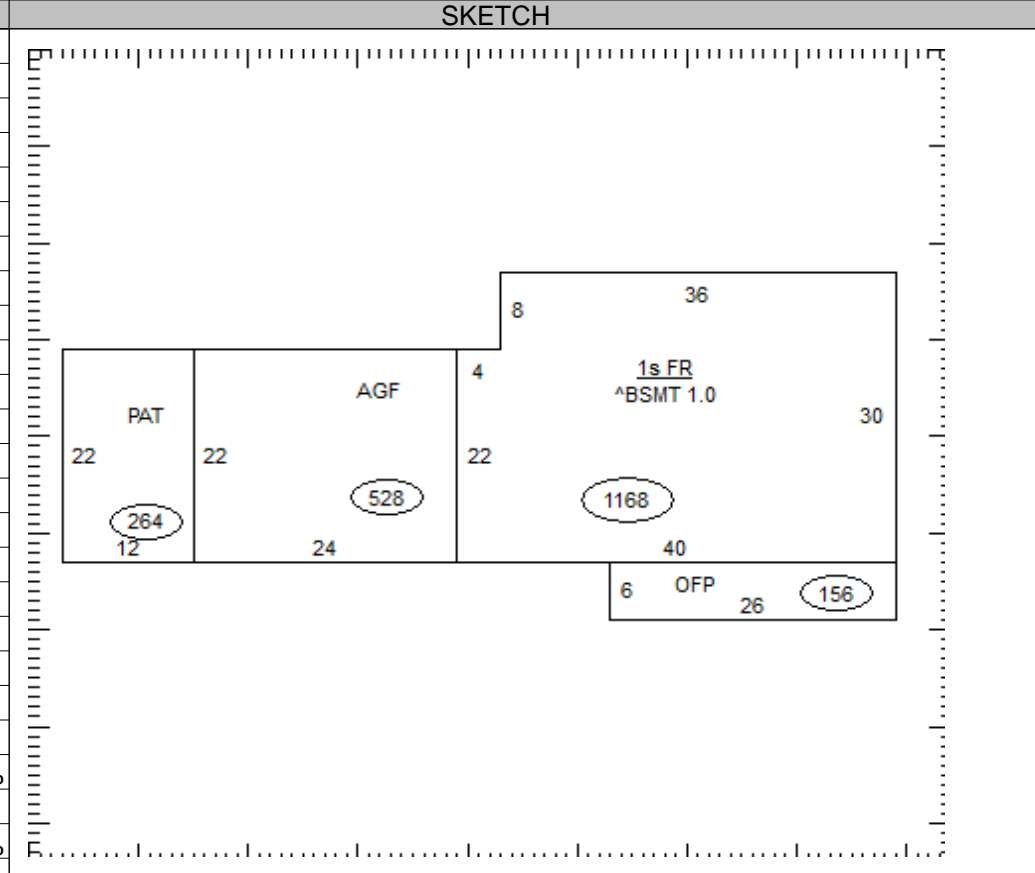
ACCOMMODATIONS	
# OF ROOMS	5
BEDROOMS	3
FIREPLACES	
HEAT & AC	

ACCOMMODATIONS	
# OF ROOMS	5
BEDROOMS	3
FIREPLACES	
HEAT & AC	

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C
 PLUMBING BASE

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,168	C		1953	2021	G	211,310	22	164,820		156,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,168	C		1953	2021	G	211,310	22	164,820		156,600
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10													
11													



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TOTAL 156,600

COMMENTS

Dwelling has an Economic Factor of 95%