

27-112000.0000

ROBBINS RICHARD JR & EARNESTENE GREEN-

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303 W FAYETTE ST

CELINA, OH 45822

LEGAL INFORMATION

OLD PLAT

LOT 354 PT

LOT#: 354

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROBBINS RICHARD JR &	303 W FAYETTE ST	CELINA	OH	45822	09/08/2020	132,000	WDC : 641	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GEHM MELISSA L	303 FAYETTE ST	CELINA	OH	45822	06/11/2008	92,500	WDC : A : 390	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	CLAUSEN ERIC W & KELLI L	1209 JILL AVE	CELINA	OH	45822	06/30/1989	49,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DF DATE: 04/25/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

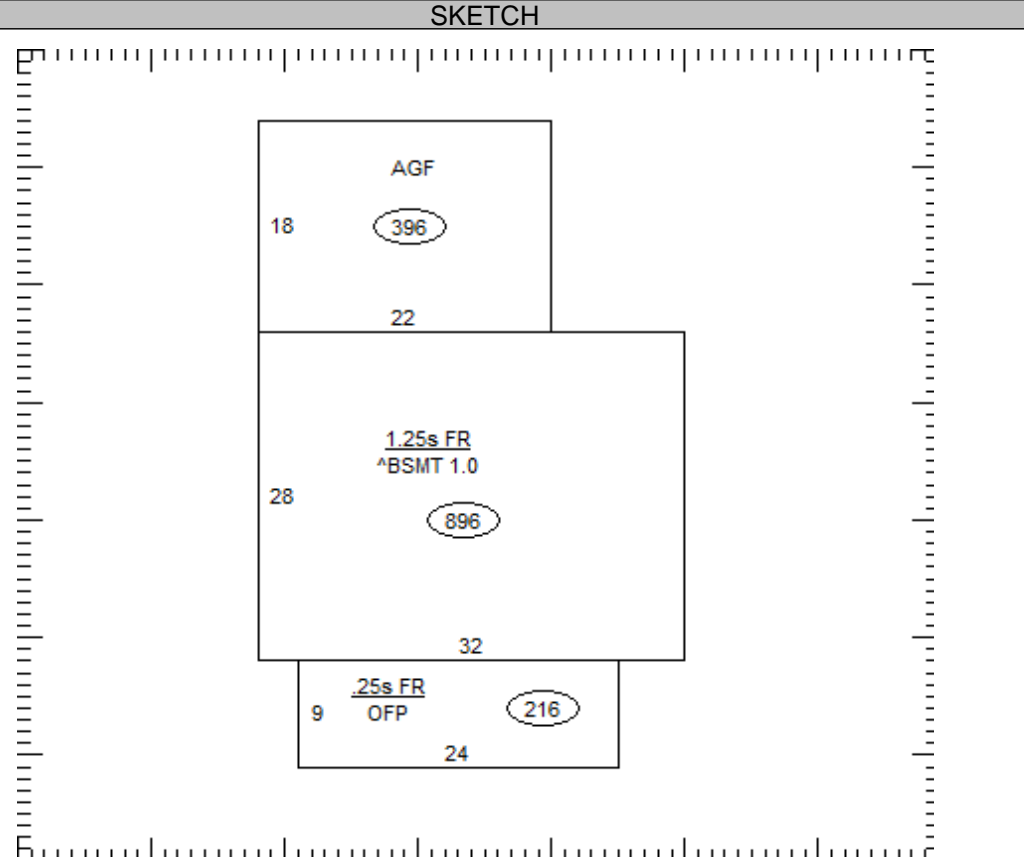
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	303 W FAYETTE ST, CELINA	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,583.76, Other	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE09 AD FIN BSMNT & CORR PLMNG PER DATA MAILER	

LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D81		ST380 DP73 ADJ277				18,300	0
TOTAL							18,300	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED VALUE	<u>LAND</u> 18,300	11,400	9,200					
	<u>IMPR</u> 115,700	88,800	66,900					
	<u>TOTAL</u> 134,000	100,200	76,100					
ASSESSED VALUE	<u>LAND</u> 6,410	3,990	3,220					
	<u>IMPR</u> 40,500	31,080	23,420					
	<u>TOTAL</u> 46,910	35,070	26,640					

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	896	FR	149,090						
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO			.25	278	FR	42,180						
BUILDING TYPE		<input checked="" 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 checked="" 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"/>								
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
CARPET	<input type="checkbox"/>	<input 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"/>								
PANELING	<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"/>								
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"/>								
CTRL HEAT	<input 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"/>								
GEO THERMAL	<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 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													
X FIXTURES		1											
BSMT	896						12,810						
SUBTOTAL							204,080						
MULTI-FAMILY #	0						0						
BUILDING TYPE	100%						0						
BSMT FINISH	358 S.F.						5,120						
FIREPLACE #	1						4,400						
HEATING	0 S.F.						0						
AIR COND	1,174 S.F.						1,940						
PLUMBING #	4						4,840						
GARAGES & CARPORTS							9,800						
EXTRA FEATURES							3,500						
SUBTOTAL							233,680						
GRADE FACTOR							100 %						
UNADJUSTED VALUE							233,680						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,174	C		1900		A	233,680	45	128,520		115,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 115,700

COMMENTS

Dwelling has an Economic Factor of 90%