

27-150400.0000

MARSHAL BRIAN D

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111 GARMAN AVE
CELINA, OH 45822

LEGAL INFORMATION

WESTGLENN ADD

LOT#: 6

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MARSHAL BRIAN D	111 GARMAN AVE	CELINA	OH	45822	08/16/2019	77,000	WDC : 558	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FELVER RONALD D & PENNY L	111 GARMAN AVE	CELINA	OH	45822	09/28/2001	65,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/20/2005 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	111 GARMAN AVE, CELINA		COMMENT	
								TY2022:Net Gen=\$1,398.00, Other Assessment=\$0.00 DE20 RMV OWN OCC; DID NOT RETURN APP	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F65 D125	ST285	DP91	ADJ259			16,800	0
TOTAL							16,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED VALUE	<u>LAND</u>	16,800	13,600	11,200				
	<u>IMPR</u>	89,100	72,900	60,700				
	<u>TOTAL</u>	105,900	86,500	71,900				
ASSESSED VALUE	<u>LAND</u>	5,880	4,760	3,920				
	<u>IMPR</u>	31,190	25,520	21,250				
	<u>TOTAL</u>	37,070	30,280	25,170				

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

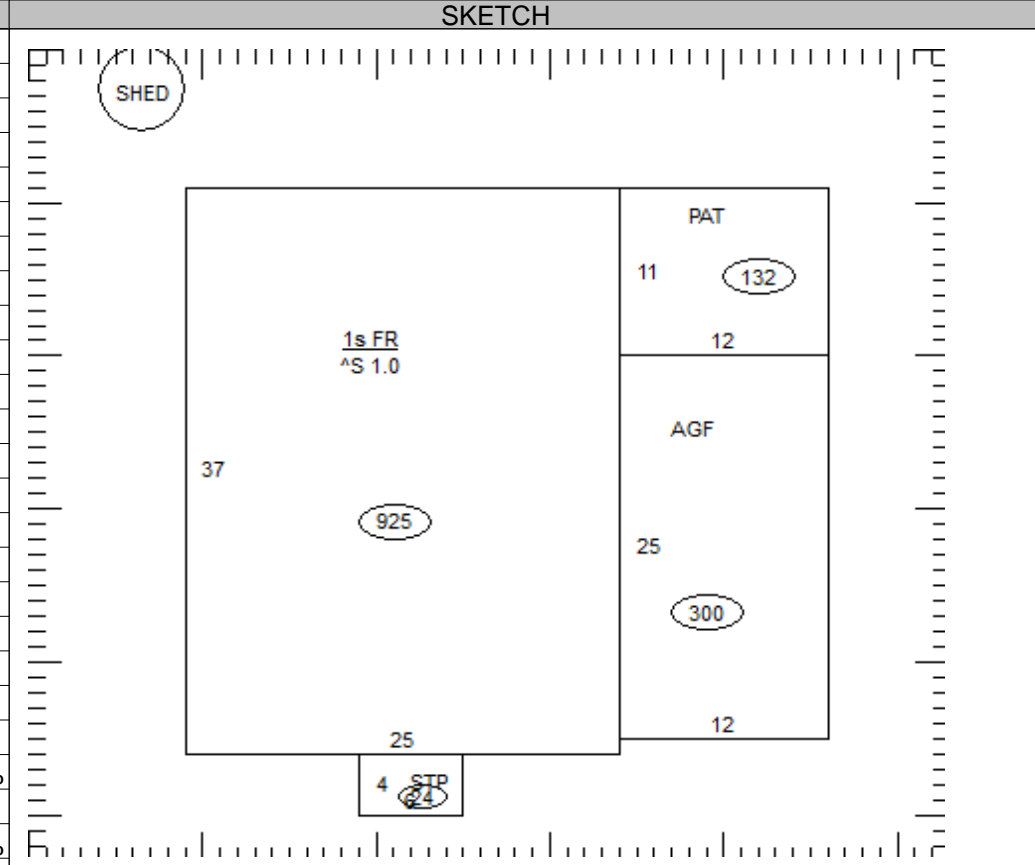
INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC

NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEO THERMAL
OUTSIDE
CTRL A/C

PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	925	FR	151,580
SUBTOTAL			151,580
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	925 S.F.		1,530
PLUMBING #	0		0
GARAGES & CARPORTS			7,400
EXTRA FEATURES			700
SUBTOTAL			161,210
GRADE FACTOR			100 %
UNADJUSTED VALUE			161,210
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	925	C		1973		A	161,210	35	104,790		89,100
1 Shed		8x10	80	C		2020		A		3			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 89,100

COMMENTS
 Dwelling has an Economic Factor of 85%