27-150700.0000

CAUDILL ROBERT P
CAUDILL ROBERT P
117 GARMAN AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-152-023

LEGAL INFORMATION
WESTGLENN ADD

LOT#: 9

Property Class: 510
Neighborhood 27502704
Map: 12 A
Block:
Card: 42
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CAUDILL ROBERT P	117 GARMAN AVE	CELINA	OH	45822	10/30/2020	85,000	WDC : 819	☐	■
2	SUDHOFF SCOTT A	819 WINDSOR CIR	CELINA	OH	45822	03/30/2017	75,400	WDC : 196	☐	■
3	SCHMIT MARY JEAN C/O LILLIAN PERKINS	921 EMERALD AVE	COLDWATER	OH	45828	01/01/1900	0	: 0	☐	☐

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	
■ 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
117 GARMAN AVE, CELINA

COMMENT
TY2022:Net Gen=$1,420.62, Other Assessment=$0.00
DE19 REMOVE OWN OCC. Owner didn't ret 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	LAND	16,800	13,600	11,200					
	IMPR	89,500	74,300	61,800					
	TOTAL	106,300	87,900	73,000					
ASSESSED VALUE	LAND	5,880	4,760	3,920					
	IMPR	31,330	26,010	21,630					
	TOTAL	37,210	30,770	25,550					

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		5			
BEDROOMS		2			
FIREPLACES					

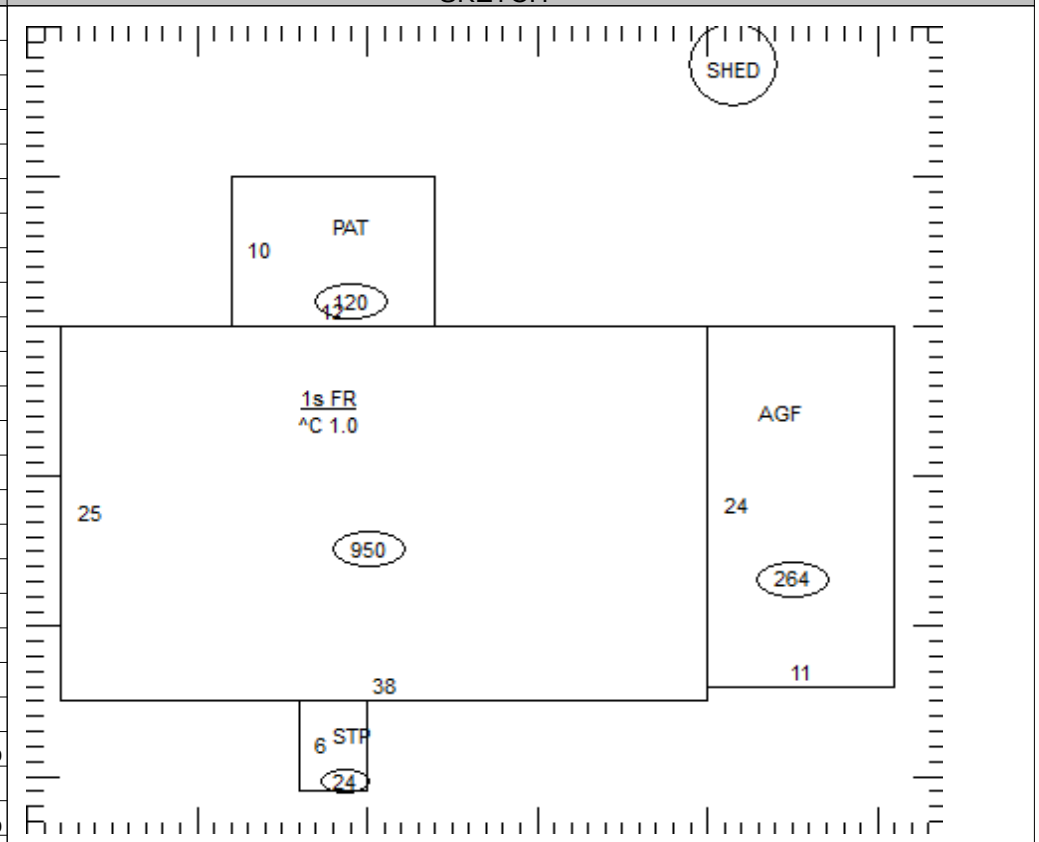
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	950	FR	153,220

SUBTOTAL		153,220
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	950 S.F.	1,570
PLUMBING #	0	0
GARAGES & CARPORTS		6,500
EXTRA FEATURES		700
SUBTOTAL		161,990
GRADE FACTOR		100 %
UNADJUSTED VALUE		161,990
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	950	C		1973		A	161,990	35	105,290		89,500
1 Shed	PP	8x10	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		89,500

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COMMENTS

Dwelling has an Economic Factor of 85%