27-151800.0000

ROBERTS MOLLY K
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120 GARMAN AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-153-013

LEGAL INFORMATION
WESTGLENN ADD

LOT#: 20

Property Class: 510
Neighborhood 27502704
Map: 12 A
Block:
Card: 40
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROBERTS MOLLY K	120 GARMAN AVE	CELINA	OH	45822	07/21/2021	125,000	WDC : 588	☐	■
2	BRUNS JOANNIE M	120 GARMAN AVE	CELINA	OH	45822	09/05/2014	0	QCE : X : 0	☐	☐
3	BRUNS DAVID A & JOANNIE M	120 GARMAN AVE	CELINA	OH	45822	05/31/1996	53,999	: E : 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
120 GARMAN AVE, CELINA

COMMENT
TY2022:Net Gen=$1,617.76, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: ADD PAT
DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F75 D150	ST285 DP100 ADJ285		21,400 0
			TOTAL	21,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	21,400	17,300	14,300					
	IMPR	103,200	82,800	68,900					
	TOTAL	124,600	100,100	83,200					
ASSESSED VALUE	LAND	7,490	6,060	5,010					
	IMPR	36,120	28,980	24,120					
	TOTAL	43,610	35,040	29,130					

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		3			
FIREPLACES					

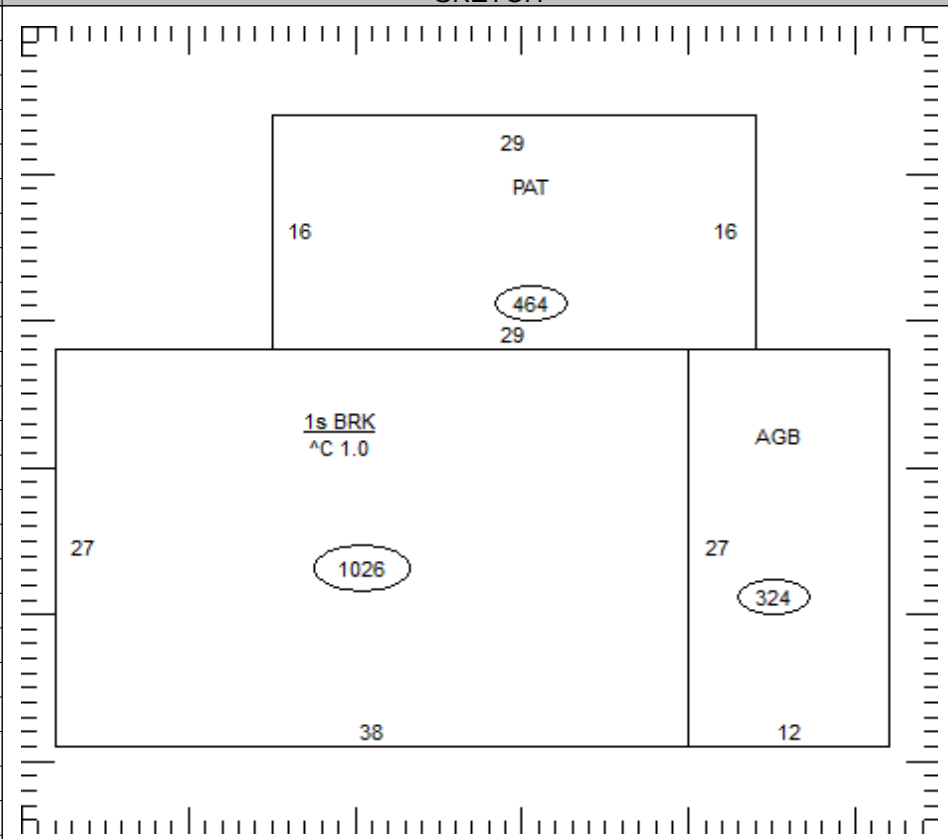
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1026	BRK	174,160

SUBTOTAL			174,160
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,026	S.F.	1,690
PLUMBING #	0		0
GARAGES & CARPORTS			9,100
EXTRA FEATURES			1,900
SUBTOTAL			186,850
GRADE FACTOR			100 %
UNADJUSTED VALUE			186,850
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,026	C		1973		A	186,850	35	121,450		103,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		103,200

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COMMENTS

Dwelling has an Economic Factor of 85%