

27-151900.0000

ALIDOU DAHAMANI L

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107 WILD CHERRY ST

CELINA, OH 45822

LEGAL INFORMATION

WESTGLENN ADD

LOT#: 21

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALIDOU DAHAMANI L	107 WILD CHERRY ST	CELINA	OH	45822	08/03/2023	60,000	WDC : 455	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SGTR LIMITED C/O BERNARD	8619 ST RTE 119	MARIA STEIN	OH	45860	10/01/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/25/2023 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
- 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

107 WILD CHERRY ST, CELLINA

COMMENT

TY2022:Net Gen=\$1,075.04, Other Assessment=\$0.00
 DE10 TTO (AMBER) RMV HMSTD; PROPERTY UNDER LAND CONTRACT (ALIDOU DAHAMANI)
 DE17 DESKTOP RVW CHG: chg gar to liv area, add wddks
 DE23 RMV HOMESTEAD & OWN OCC- PRIMARY ADDRESS 215 E LIVINGSTON ST; TT JOB &FAMILY/ NO LAND CONTRACT RECORDED UNDER ALIDOU

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F61 D150	ST285	DP100	ADJ285			17,400	0
TOTAL							17,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	17,400	14,000	11,600	12,100			
VALUE	IMPR	91,300	79,000	59,600	66,800			
	TOTAL	108,700	93,000	71,200	78,900			
ASSESSED	LAND	6,090	4,900	4,060	4,240			
VALUE	IMPR	31,960	27,650	20,860	23,380			
	TOTAL	38,050	32,550	24,920	27,620			

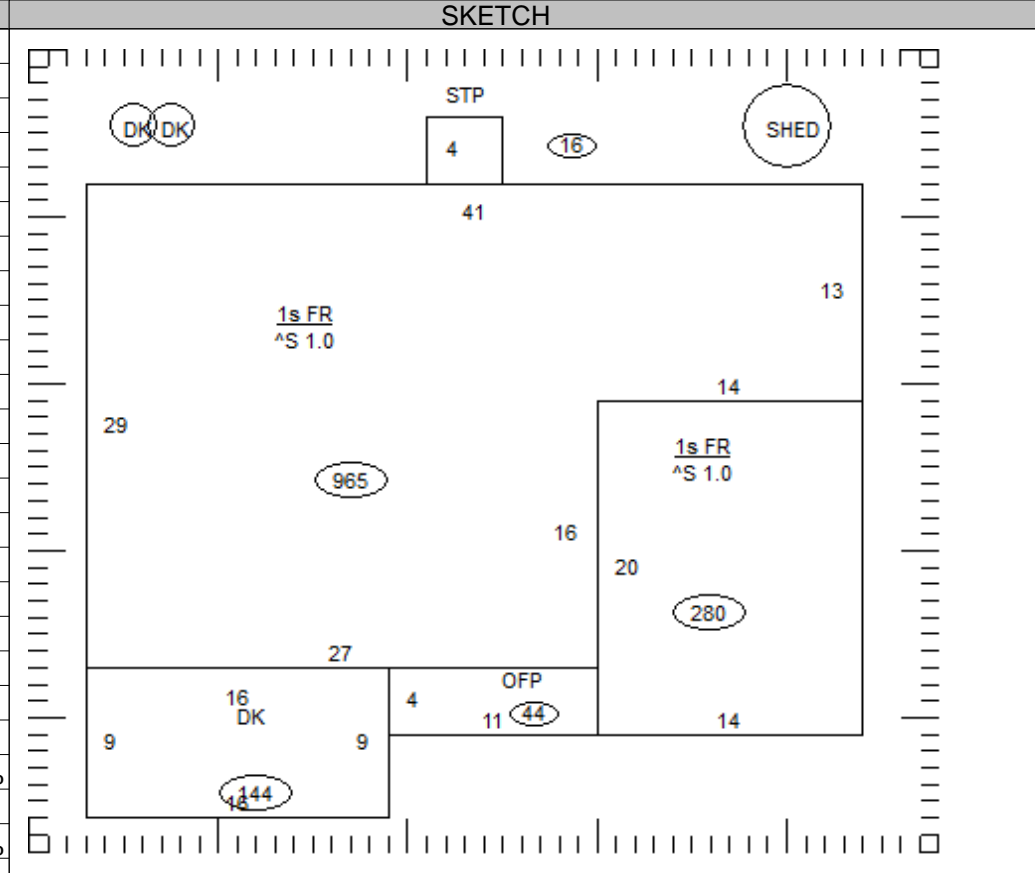
OCCUPANCY
 SF DU TR
 CONVERSION
 BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1245	FR	184,320

ROOFING ROOF TYPE
 METAL GABLE
 SLT/TLE HIP
 SHINGLES GAMBREL
 SHAKES MANSARD
 COMPOSITE FLAT

SUBTOTAL			184,320
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,400
SUBTOTAL			186,720
GRADE FACTOR			95 %
UNADJUSTED VALUE			177,380
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,245	C-		1971		A	177,380	40	106,430		90,500
1 Shed		8x10	80	C		2014		A		13			0
2 WDDK		4x16	64	C	10.13	2015		A	650	11	580		600
3 WDDK		4x5	20	C	10.13	2015		A	200	11	180		200
4													
5													
6													
7													
8													
9													
10													
11													



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

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TOTAL 91,300

COMMENTS
 RENT \$300/MO
 Dwelling has an Economic Factor of 85%