

27-157100.0000

**LEISS BRIAN & MELINDA**  
LEISS BRIAN & MELINDA  
7635 RILEY RD  
CELINA, OH 45822

**LEGAL INFORMATION**  
HAWKINS 1ST ADD  
  
LOT#: 38

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEISS BRIAN & MELINDA	7635 RILEY RD	CELINA	OH	45822	08/08/2023	35,000	WDC : 468	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KITTLE JULIUS E	124 MORTON ST	CELINA	OH	45822	07/21/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	KITTLE RITA M	124 MORTON ST	CELINA	OH	45822	09/19/2003	58,000	: 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 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	124 MORTON ST, CELINA

**COMMENT**  
TY2022:Net Gen=\$1,019.70, Other Assessment=\$0.00  
DE23 RMV HMSTD/OOC - OWNER NO LONGER LIVES THERE

LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D132	ST325 DP94	ADJ306			15,300		0
TOTAL						15,300		0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	15,300	10,900	9,000			
VALUE	<u>IMPR</u>	98,400	78,600	59,300			
	<u>TOTAL</u>	113,700	89,500	68,300			
ASSESSED	<u>LAND</u>	5,360	3,820	3,150			
VALUE	<u>IMPR</u>	34,440	27,510	20,760			
	<u>TOTAL</u>	39,800	31,330	23,910			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH							
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1382	FR	194,180								
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO												
<b>BUILDING TYPE</b>	<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												
<b>ROOFING</b>	<b>ROOF TYPE</b>												
<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				
<b>FLOORS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INT. FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACCOMMODATIONS</b>					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					
<b>HEAT &amp; AC</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
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 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PLUMBING</b>		<b>BASE</b>	<input checked="" type="checkbox"/>		
X FULL BATH					
X HALF BATH					
X FIXTURES					
<b>SUBTOTAL</b>					194,180
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					10,500
EXTRA FEATURES					600
<b>SUBTOTAL</b>					205,280
GRADE FACTOR					95 %
<b>UNADJUSTED VALUE</b>					195,020
<b>FACTOR</b>					100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,382	C-		1954		A	195,020	42	113,110		98,400
1 Shed	PP	8x12	96	C		2009		A		23			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-157100.0000 TOTAL 98,400

**COMMENTS**

Dwelling has an Economic Factor of 87%