

27-162300.0000

SYLLA SAMASSI & CISSE MARIAMA

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212 PORTLAND ST

CELINA, OH 45822

LEGAL INFORMATION

HAWKINS 2ND ADD

LOT NO 79 N 1/2

LOT#: 79

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SYLLA SAMASSI & CISSE	212 PORTLAND ST	CELINA	OH	45822	08/14/2020	85,000	WDC : 569	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TAYLOR KENT A	212 PORTLAND ST	CELINA	OH	45822	09/05/1997	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/25/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	212 PORTLAND ST, CELINA			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,445.12, Other			
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE15 CORR SIZE OF DECK			
						DE20 RMV RMDL YEAR			

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D282	ST325	DP119	ADJ387			19,400	0
						TOTAL	19,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED	LAND	19,400	13,700	13,700	11,300			
VALUE	IMPR	91,600	77,700	91,700	58,700			
	TOTAL	111,000	91,400	105,400	70,000			
ASSESSED	LAND	6,790	4,800	4,800	3,960			
VALUE	IMPR	32,060	27,200	32,100	20,550			
	TOTAL	38,850	32,000	36,900	24,510			

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

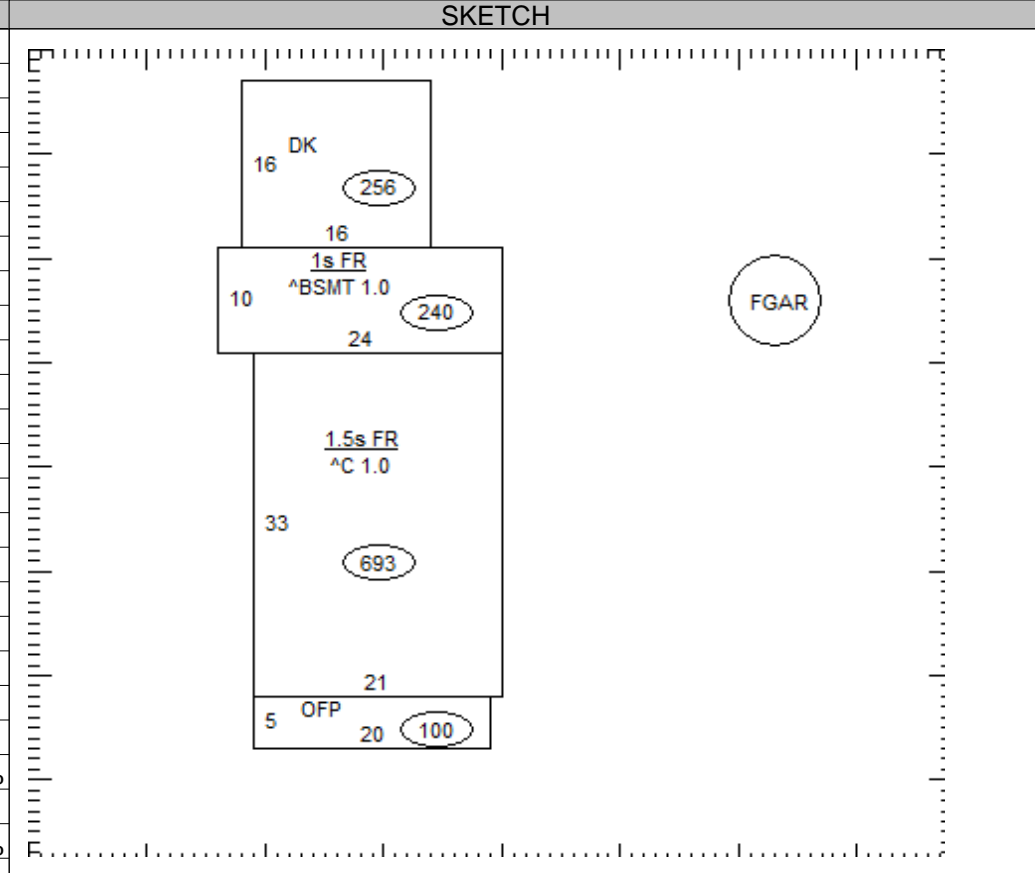
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 1 3 4
 BEDROOMS 4
 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 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	933	FR	152,890
.5	346	FR	35,200
BSMT	240		3,430
SUBTOTAL			191,520
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,279 S.F.		2,110
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			4,200
SUBTOTAL			200,250
GRADE FACTOR			95 %
UNADJUSTED VALUE			190,240
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,279	C-		1924		A	190,240	45	104,630		91,000
1 Gar - Frame		22x30	660	D	18.96	1934		A	12,510	95	630		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 91,600

COMMENTS

Dwelling has an Economic Factor of 87%