

27-172400.0000

WOURMS PAUL C & GELHAUS SAMANTHA A
WOURMS PAUL C & GELHAUS SAMANTHA A
210 ELM ST
CELINA, OH 45822

LEGAL INFORMATION
THOMPSON & PRITCHARD ADD

LOT#: 44

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WOURMS PAUL C & GELHAUS	210 ELM ST	CELINA	OH	45822	03/03/2023	155,500	WDC : 108	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DEERE STEVEN J	210 ELM ST	CELINA	OH	45822	10/04/2011	79,000	WDC : A : 514	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	DORSTEN JASON J & CANDICE	210 ELM ST	CELINA	OH	45822	09/30/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/27/2005 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	210 ELM ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<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	
COMMENT						

TY2022:Net Gen=\$1,277.02, Other
Assessment=\$0.00
DE16 CORR SKETCH AND ADD PATIO PER
REVAL DESKTOP REVIEW

LAND COMPUTATIONS

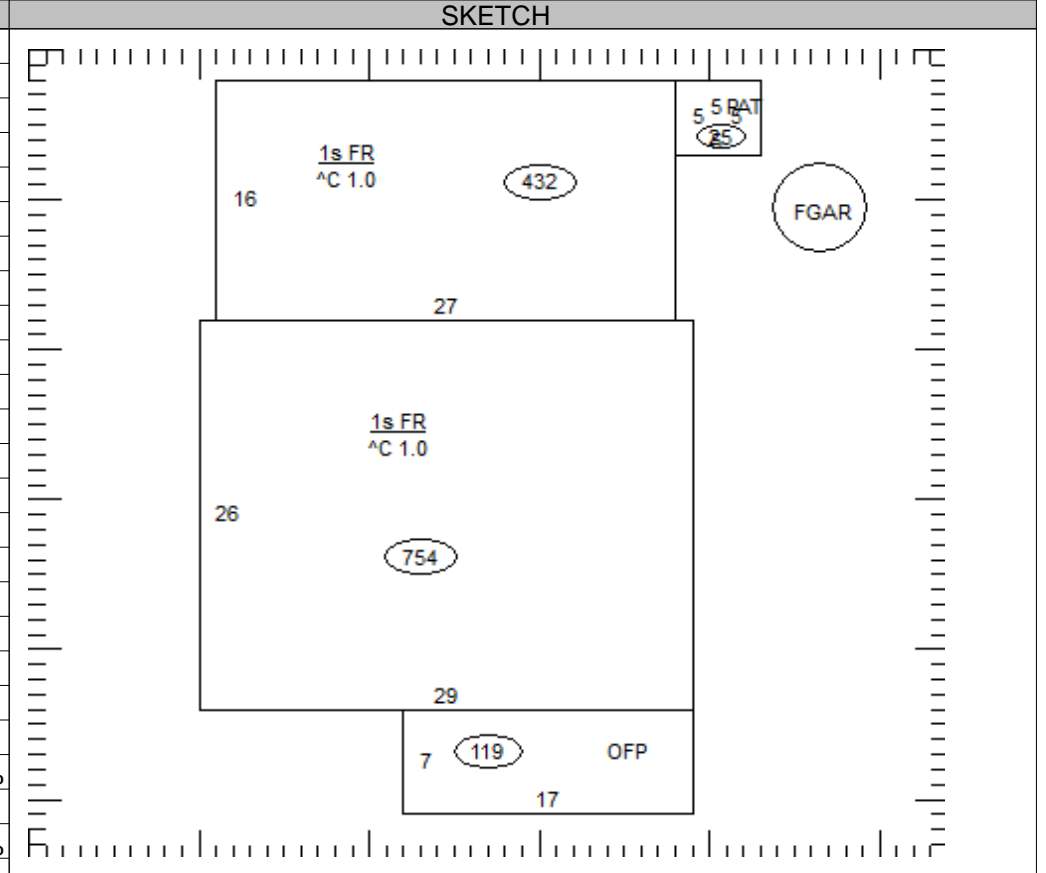
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F49 D117	ST325	DP88	ADJ286			14,000	0
TOTAL							14,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	<u>LAND</u>	14,000	9,900	8,200				
VALUE	<u>IMPR</u>	87,800	69,100	56,500				
	<u>TOTAL</u>	101,800	79,000	64,700				
ASSESSED	<u>LAND</u>	4,900	3,470	2,870				
VALUE	<u>IMPR</u>	30,730	24,190	19,780				
	<u>TOTAL</u>	35,630	27,660	22,650				

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

FLOOR	AREA	CONST	VALUE
1	1186	FR	178,690



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS: 6
 BEDROOMS: 3
 FIREPLACES: 0
 HEAT & AC:

HEAT & AC
 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

SUBTOTAL			178,690
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,186 S.F.		1,960
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,000
SUBTOTAL			182,650
GRADE FACTOR			100 %
UNADJUSTED VALUE			182,650
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,186	C		1949		A	182,650	45	100,460		87,400
1 Gar - Frame		14x24	336	C	23.70	1949		A	7,960	95	400		400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 87,800

COMMENTS

Dwelling has an Economic Factor of 87%