

27-179000.0000

DOUSSA SEYDOU & YARBROUGH LENORA

DOUSSA SEYDOU & YARBROUGH LENORA

227 GODFREY AVE

CELINA, OH 45822

LEGAL INFORMATION

BRANDTS ADD

LOT#: 11

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------|-----------------|--------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | DOUSSA SEYDOU & | 227 GODFREY AVE | CELINA | OH | 45822 | 06/24/2019 | 139,000 | WDC : 427 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | MILLER DEAN W | 227 GODFREY AVE | CELINA | OH | 45822 | 11/28/2016 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | MILLER DEAN W | 227 GODFREY AVE | CELINA | OH | 45822 | 08/01/2005 | 62,500 | WDC : A : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: HK DATE: 03/27/2018 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 227 GODFREY AVE, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT TY2022:Net Gen=\$2,320.46, Other
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU Assessment=\$0.00
DE18 ADD OFF
DE16 CORR SIZE OF EFP
DE20 RMV OWN OCC; DID NOT RETURN APP
DE22 ADD PAT PER DESKTOP RVW

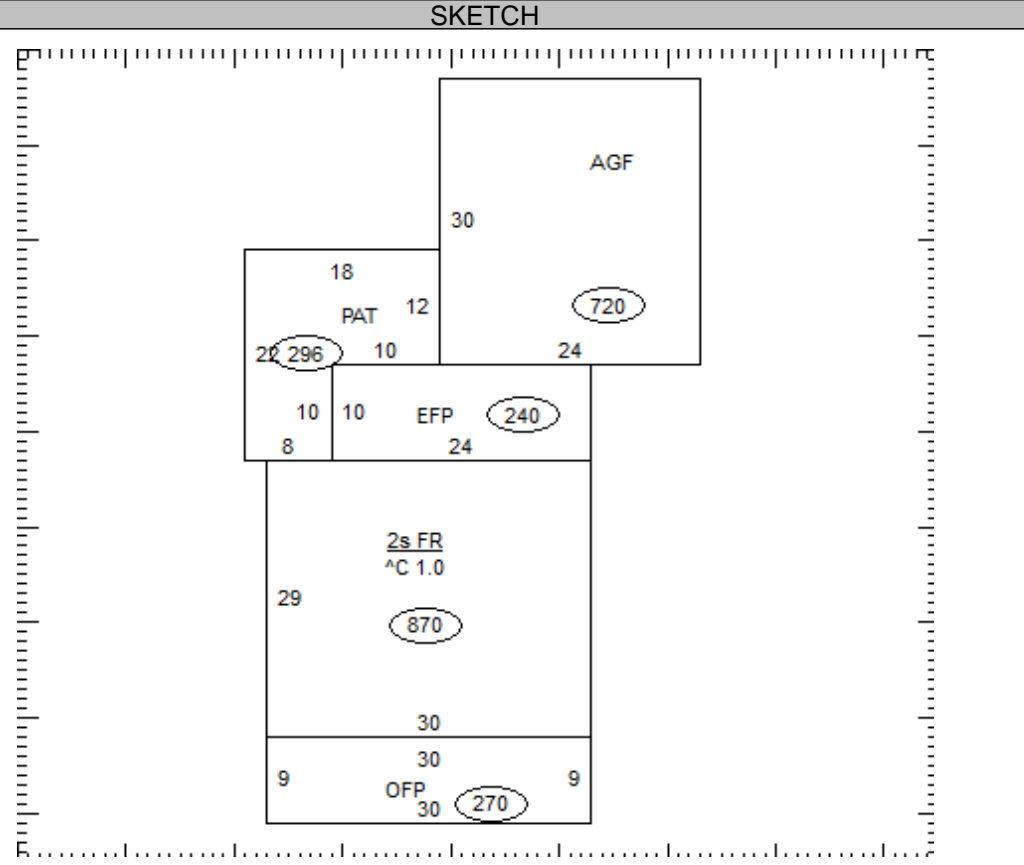
LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|----------|-------|------|--------|-----|---|--------|---|
| F:Front | F48 D134 | ST325 | DP94 | ADJ306 | | | 14,700 | 0 |
| TOTAL | | | | | | | 14,700 | 0 |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2022 | 2020 | 2018 | 2017 |
|-------------------|--------|---------|---------|--------|--------|
| REASON FOR CHANGE | RAPP | MISC | RAPP | NC | RAPP |
| APPRAISED VALUE | 14,700 | 10,400 | 10,400 | 8,600 | 8,600 |
| | IMPR | 133,200 | 132,500 | 78,400 | 77,000 |
| | TOTAL | 143,600 | 142,900 | 87,000 | 85,600 |
| ASSESSED VALUE | 5,150 | 3,640 | 3,640 | 3,010 | 3,010 |
| | IMPR | 46,620 | 46,380 | 27,440 | 26,950 |
| | TOTAL | 50,260 | 50,020 | 30,450 | 29,960 |

| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE | | | | | | |
|--|--|-------------------------------------|--|-------------------------------------|--------------------------|--------------------------|-------------|------------|------------------|-------------|-----------------|-------------|-----------------|
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD | 1 | 870 | FR | 144,770 | | | | | | |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | <input type="checkbox"/> ALM/VYNL | 2ND | 870 | FR | 69,500 | | | | | | |
| BUILDING TYPE | | | <input type="checkbox"/> CONC BLK | | | | | | | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> METAL | | <input type="checkbox"/> BRICK | | | | | | | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> SHINGLES | | <input type="checkbox"/> STONE | | | | | | | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> SHAKES | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> COMPOSITE | | | | | | | | | | | | |
| ROOFING | | ROOF TYPE | | | | | | | | | | | |
| <input type="checkbox"/> METAL | <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> GABLE | <input type="checkbox"/> HIP | | | | | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL | <input type="checkbox"/> MANSARD | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> FLAT | | | | | | | | | | | |
| FLOORS | | B | 1 | 2 | 3 | U | | | | | | | |
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| WOOD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| TILE/COMPO | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| INT. FINISH | | B | 1 | 2 | 3 | U | | | | | | | |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" 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"/> | <input type="checkbox"/> | | | | | | | |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| ACCOMMODATIONS | | | | | | | | | | | | | |
| # OF ROOMS | | 4 | 3 | | | | | | | | | | |
| BEDROOMS | | 1 | 3 | | | | | | | | | | |
| FIREPLACES | | | | | | | | | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U | | | | | | | | |
| NO HEAT | <input type="checkbox"/> | <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 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"/> | <input type="checkbox"/> | | | | | | | |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | <input type="checkbox"/> | | | | | | | |
| FLR/WALL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| GEOTHERMAL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| PLUMBING | | BASE | | <input checked="" type="checkbox"/> | | | | | | | | | |
| X FULL BATH | | | 1 | | | | | | | | | | |
| X HALF BATH | | | | | | | | | | | | | |
| X FIXTURES | | | | | | | | | | | | | |
| SUBTOTAL | | | | | | | 214,270 | | | | | | |
| 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 # | 3 | | | | | | 3,630 | | | | | | |
| GARAGES & CARPORTS | | | | | | | 17,800 | | | | | | |
| EXTRA FEATURES | | | | | | | 12,500 | | | | | | |
| SUBTOTAL | | | | | | | 248,200 | | | | | | |
| GRADE FACTOR | | | | | | | 95 % | | | | | | |
| UNADJUSTED VALUE | | | | | | | 235,790 | | | | | | |
| FACTOR | | | | | | | 100 % | | | | | | |
| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
| DWELLING | 2 | SK | 1,740 | C- | | 1918 | 2009 | A | 235,790 | 26 | 174,480 | | 151,800 |
| 1 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



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TOTAL 151,800

COMMENTS

Dwelling has an Economic Factor of 87%

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LEGAL INFORMATION

BRANDTS ADD

LOT#: 11

| OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|-----------|-------------------|-----------------|--------|-----|-------|------------|------------|--------------------------|--------------------------|
| 1 | FETTERS BEVERLY A | 227 GODFREY AVE | CELINA | OH | 45822 | 08/01/1994 | 0 : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | |
|----|------------------------------|------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|
| X: | <input type="checkbox"/> TTO | LISTER: HK | DATE: 03/27/2018 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input type="checkbox"/> 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 | 227 GODFREY AVE, CELINA |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | |
| <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"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <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 | |

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|------|---|------|---|-----|--------|-------|---|
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| | | | | | | | | |
| TOTAL | | | | | | 14,700 | 0 | |

VALUATION SUMMARY

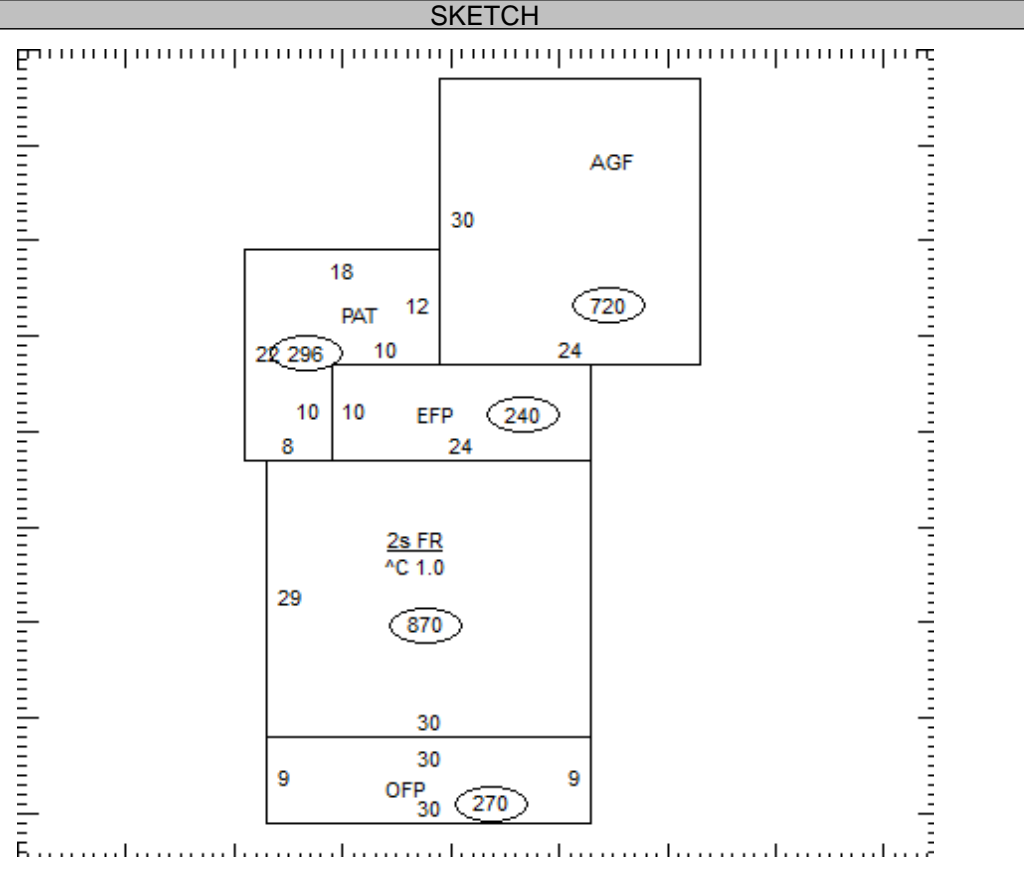
| VALUE YEAR | | | | | | | | |
|-------------------|--------------|--|--|--|--|--|--|--|
| REASON FOR CHANGE | | | | | | | | |
| APPRaised | <u>LAND</u> | | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | | |
| | <u>TOTAL</u> | | | | | | | |
| ASSESSED | <u>LAND</u> | | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | | |
| | <u>TOTAL</u> | | | | | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|---|-----------------------------------|-------|------|-------|-------|
| <input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | | | | |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | | | |
| BUILDING TYPE | <input 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 | | | | |

| ROOFING | ROOF TYPE |
|------------------------------------|----------------------------------|
| <input type="checkbox"/> METAL | <input type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input 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"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | | | | |
| BEDROOMS | | | | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input 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 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"/> |
| PLUMBING | | | | | BASE <input type="checkbox"/> |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| | | |
|-------------------------|--------|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 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 | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| UNADJUSTED VALUE | | 0 |
| FACTOR | | % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |

27-179000.0000 TOTAL 0

COMMENTS