27-206300.0000

GRAY KEVIN O
GRAY KEVIN O
516 SYCAMORE ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-408-007

LEGAL INFORMATION
MIAMI ADD

LOT#: 9

Property Class: 510
Neighborhood
27502702-01 -
Map: 04
Block: 14
Card: 03
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRAY KEVIN O	516 SYCAMORE ST	CELINA	OH	45822	11/20/2020	79,000	WDC : 868	☐	■
2	SPRINGER BYER COOPER	1155 MAJOR DR	CONNERSVILLE	IN	47331	08/19/1991	54,000	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 03/16/2011 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ 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

PROPERTY LOCATION
516 SYCAMORE ST, CELINA

COMMENT
TY2022:Net Gen=$1,129.76, Other Assessment=$0.00
DE09 AD AC PER DATA MAILER
DE11 ADD PAT
DE15 PER DATA MAILER RMV PATIO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F41 D115	ST325 DP87 ADJ283		11,600 0
			TOTAL	11,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	11,600	8,200	6,800					
	IMPR	80,400	61,700	52,200					
	TOTAL	92,000	69,900	59,000					
ASSESSED VALUE	LAND	4,060	2,870	2,380					
	IMPR	28,140	21,600	18,270					
	TOTAL	32,200	24,470	20,650					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

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					

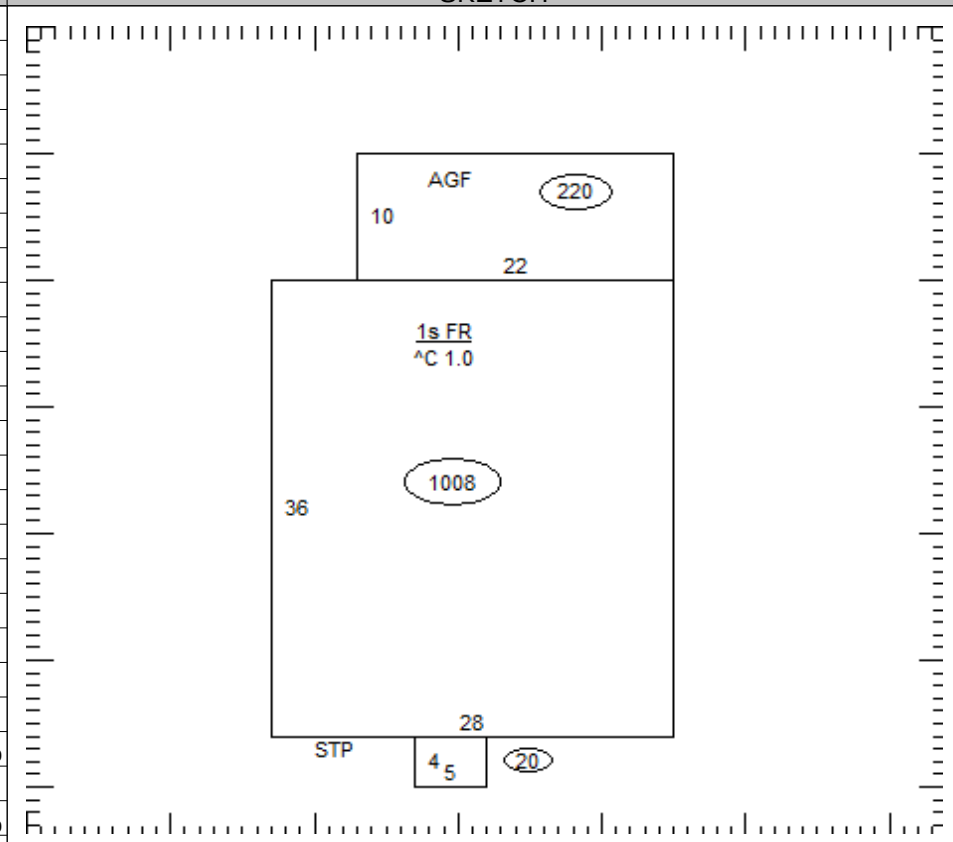
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1008	FR	159,910

SUBTOTAL		159,910
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,008 S.F.	1,660
PLUMBING #	0	0
GARAGES & CARPORTS		5,400
EXTRA FEATURES		200
SUBTOTAL		167,170
GRADE FACTOR		85 %
UNADJUSTED VALUE		142,090
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,008	D+		1975		G	142,090	35	92,360		80,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		80,400

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COMMENTS

Dwelling has an Economic Factor of 87%