

27-214800.0000

WASSON COLE & THOMAS TYLER

WASSON COLE & THOMAS TYLER

817 MURLIN AVE

CELINA, OH 45822

LEGAL INFORMATION

MIAMI ADD

LOT#: 85

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|----------------------|----------------|--------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | WASSON COLE & THOMAS | 817 MURLIN AVE | CELINA | OH | 45822 | 01/06/2021 | 97,000 | WDC : 15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | ROSS CHELSEA M | 817 MURLIN AVE | CELINA | OH | 45822 | 07/13/2018 | 76,500 | WDC : 510 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | EMANS SHANIA A | 817 MURLIN AVE | CELINA | OH | 45822 | 07/25/2017 | 0 | WDC : T : 485 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: TK DATE: 07/03/2023 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 | 817 MURLIN AVE, MURLIN | | |
| <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 | COMMENT | | |
| <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 | TY2022:Net Gen=\$885.12, Other | | |
| <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 | 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 | DE16 ADD RFX PER REVAL DESKTOP REVIEW | | |

| LAND COMPUTATIONS | | | | | | |
|-------------------|----------|-------|------|--------|-------|-----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| F:Front | F41 D132 | ST325 | DP94 | ADJ306 | | 12,500 0 |
| | | | | | TOTAL | 12,500 0 |

| VALUATION SUMMARY | | | | | | | |
|-------------------|--------------|--------|--------|--------|--|--|--|
| VALUE YEAR | 2023 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRAISED | <u>LAND</u> | 12,500 | 8,800 | 7,300 | | | |
| VALUE | <u>IMPR</u> | 60,400 | 47,200 | 39,900 | | | |
| | <u>TOTAL</u> | 72,900 | 56,000 | 47,200 | | | |
| ASSESSED | <u>LAND</u> | 4,380 | 3,080 | 2,560 | | | |
| VALUE | <u>IMPR</u> | 21,140 | 16,520 | 13,970 | | | |
| | <u>TOTAL</u> | 25,520 | 19,600 | 16,530 | | | |

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-454-012

Property Class: 510

Neighborhood

27502702-01 -

Map: 04

Block: 14

Card: 59

Bk: Pg:

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| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------------|----------------|--------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 | EMANS AUSTIN L | 817 MURLIN AVE | CELINA | OH | 45822 | 06/26/2015 | 68,000 | WDC : 415 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | JOHNSON MYRON BRADLEY | 817 MURLIN AVE | CELINA | OH | 45822 | 09/22/1997 | 38,000 | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: TK DATE: 07/03/2023 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 | 817 MURLIN AVE, MURLIN |
| <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 | |
| <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 | |
| <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 | |

| LAND COMPUTATIONS | | | | | | | |
|-------------------|------|---|------|---|-----|--------|---------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| | | | | | | | |
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| TOTAL | | | | | | 12,500 | 0 |

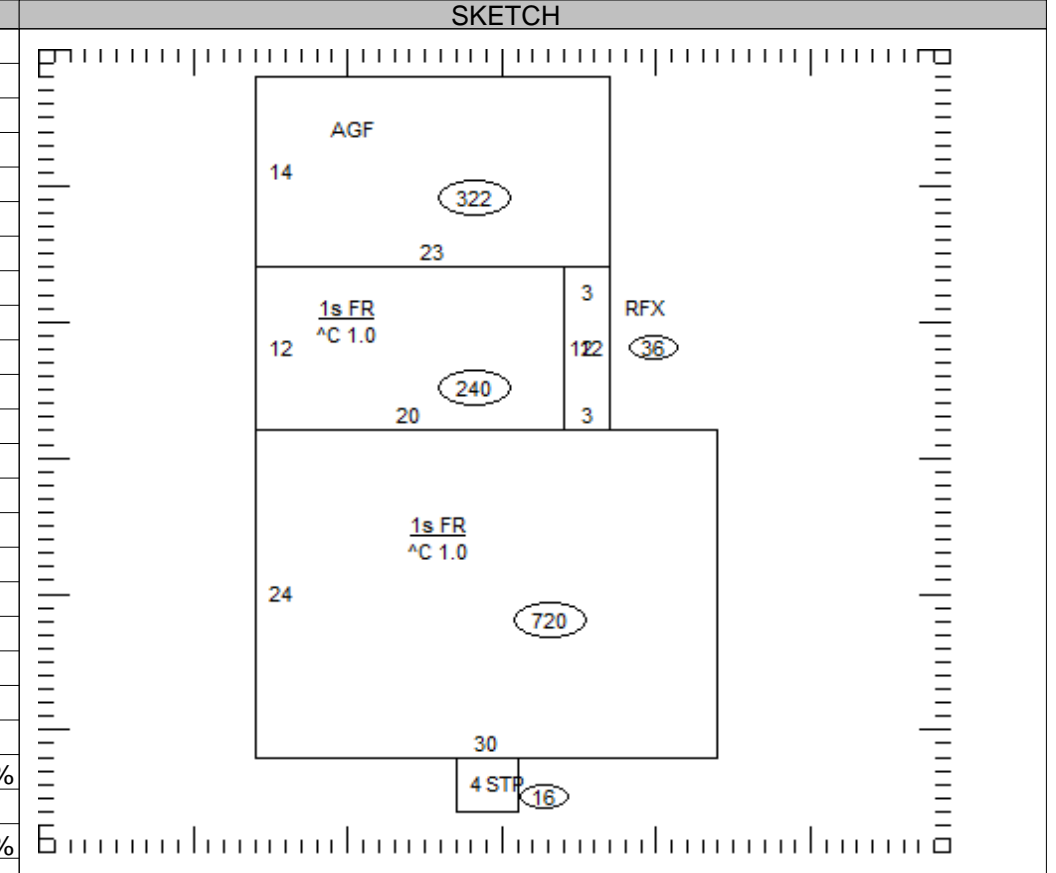
VALUATION SUMMARY

| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| 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 | | | | |

| | | |
|-------------------------|--------|---|
| 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 | | % |

| 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 | | | | | |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

27-214800.0000 TOTAL 0

COMMENTS