

27-261600.0000

STRAWN DENNIS & BETTY

STRAWN DENNIS & BETTY
5359 KARAFIT RD APT/SUITE LOT 1A
CELINA, OH 45822

LEGAL INFORMATION

CHAPMAN ADD

LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STRAWN DENNIS & BETTY	5359 KARAFIT RD	CELINA	OH	45822	03/11/2021	87,300	SHC : 177	<input type="checkbox"/>	<input type="checkbox"/>
2	JONES CARL E & CAROL	545 ANTHONY ST	CELINA	OH	45822	01/18/2006	108,900	WDC : A : 49	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	DAVIS JAMES L & CAROLA	2798 RED FOX LN	FREERPORT	IL	61032	12/20/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: EE	DATE: 05/16/2005	TIME: 09:04:30 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE			
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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	545 E ANTHONY 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	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=\$1,541.58, 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 DESKTOP RVW CHG: COR SKETCH					
	LAND COMPUTATIONS						DE22 RMV OWN OCC - DID NOT RETURN APP				
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C		
F:Front		F55 D132	ST380	DP94	ADJ357			19,600	0		
						TOTAL		19,600	0		

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017						
REASON FOR CHANGE	RAPP	RAPP	RAPP						
APPRaised	<u>LAND</u>	19,600	12,200	9,800					
VALUE	<u>IMPR</u>	107,000	83,200	66,100					
	<u>TOTAL</u>	126,600	95,400	75,900					
ASSESSED VALUE	<u>LAND</u>	6,860	4,270	3,430					
	<u>IMPR</u>	37,450	29,120	23,140					
	<u>TOTAL</u>	44,310	33,390	26,570					

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

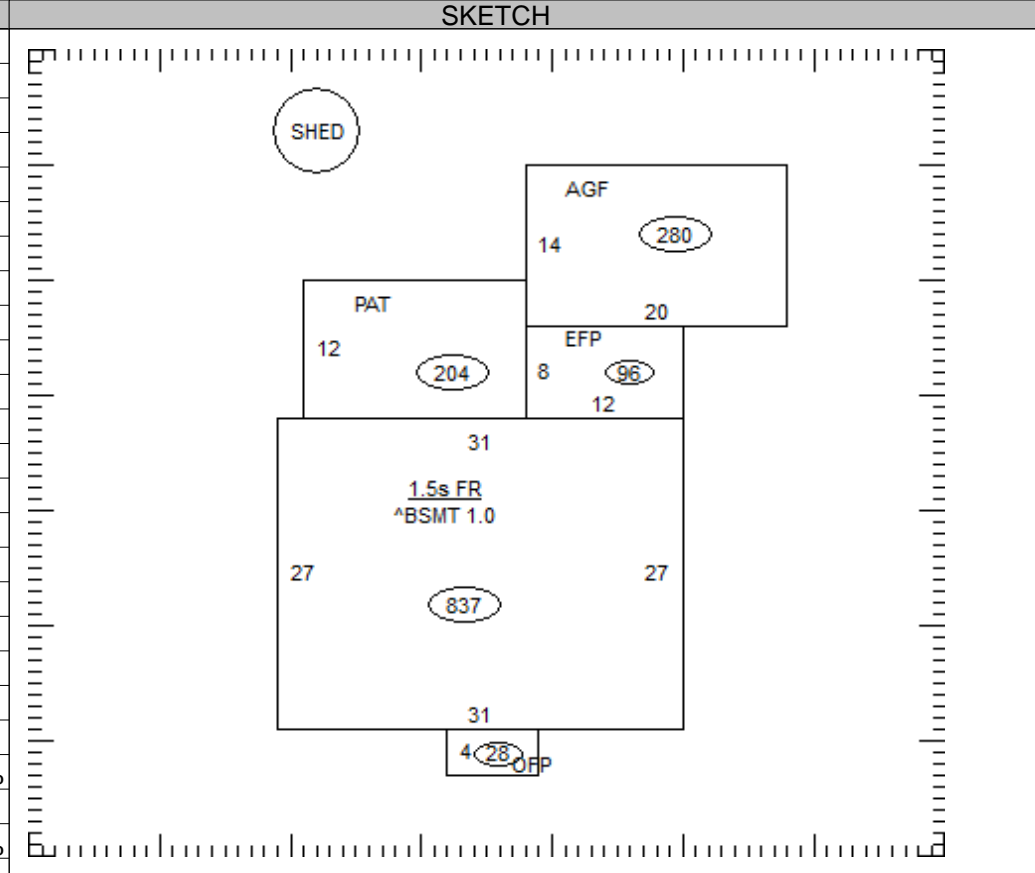
ACCOMMODATIONS
 # OF ROOMS
 BEDROOMS
 FIREPLACES
 HEAT & AC

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	837	FR	141,310
.5	418	FR	43,810
BSMT	837		11,970
SUBTOTAL			197,090
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	3		3,630
GARAGES & CARPORTS			6,900
EXTRA FEATURES			4,100
SUBTOTAL			216,120
GRADE FACTOR			100 %
UNADJUSTED VALUE			216,120
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,255	C		1947		A	216,120	45	118,870		107,000
1 Shed	pp	8x10	80	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 107,000

COMMENTS

Dwelling has an Economic Factor of 90%