27-278800.0000

AYARS DONALD
AYARS DONALD
680 N WALNUT ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-478-001

LEGAL INFORMATION
OUT LOTS NORTH OF CELINA
O L 8 PT
LOT#: 8

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 510
Neighborhood
27502703-01 -
Map: 01 I
Block:
Card: 03
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	AYARS DONALD	680 N WALNUT ST	CELINA	OH	45822	07/31/2020	119,900	WDC : 511	☐	■
2	SOWDERS ALPHIE	680 N WALNUT ST	CELINA	OH	45822	07/03/2007	0	QCE : X : 0	☐	☐
3	SOWDERS HERSHEL L &	680 N WALNUT ST	CELINA	OH	45822	07/22/1992	61,000	: A : 0	☐	■

X: ☐ TTO LISTER: DATE: 06/07/2012 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
680 N WALNUT ST, CELINA

COMMENT
TY2022:Net Gen=$542.36, Other Assessment=$0.00
DE12 CORR FL MISMATCH
DE16 DESKTOP RVW CHG: rmv stp

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F79 D100	ST350 DP81 ADJ284		22,400 0
			TOTAL	22,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	22,400	13,200	12,200					
	IMPR	118,300	71,100	61,500					
	TOTAL	140,700	84,300	73,700					
ASSESSED VALUE	LAND	7,840	4,620	4,270					
	IMPR	41,410	24,890	21,530					
	TOTAL	49,250	29,510	25,800					

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		6			
BEDROOMS		2			
FIREPLACES					

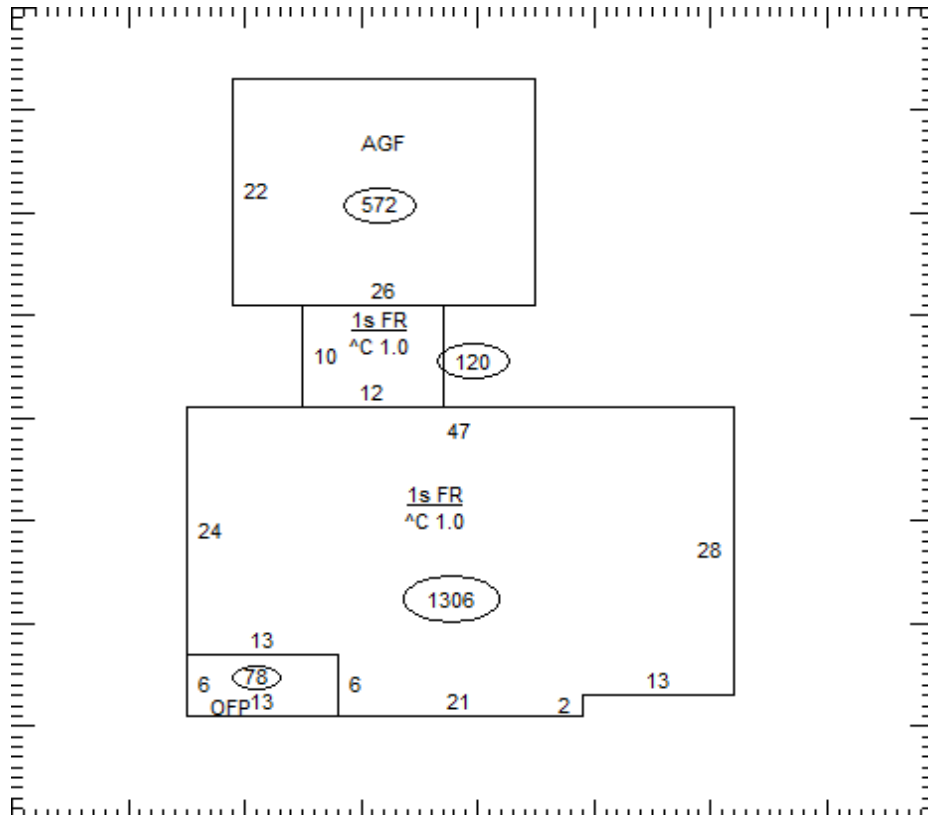
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1426	FR	196,970

SUBTOTAL		196,970
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,426 S.F.	2,350
PLUMBING #	0	0
GARAGES & CARPORTS		14,100
EXTRA FEATURES		1,300
SUBTOTAL		214,720
GRADE FACTOR		100 %
UNADJUSTED VALUE		214,720
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,426	C		1953		A	214,720	42	124,540		118,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		118,300

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COMMENTS

Dwelling has an Economic Factor of 95%