



27-279200.0000

MCGUE GREGORY L & JESSICA R
MCGUE GREGORY L & JESSICA R
658 N WALNUT ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-478-006

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

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCGUE GREGORY L &	658 N WALNUT ST	CELINA	OH	45822	04/28/2020	152,000	WDC : 257	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SANFORD THOMAS R & LAURA	658 N WALNUT ST	CELINA	OH	45822	02/27/2009	92,000	WDC : A : 117	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WOLFE LISA M HILEMAN	658 N WALNUT ST	CELINA	OH	45822	09/01/1995	79,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 05/17/2005	TIME: 10:08:50 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
----	------------------------------	------------	------------------	-------------------	---------------------------------	--	----------

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <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	658 N WALNUT ST, CELINA
						COMMENT
						TY2022:Net Gen=\$1,738.72, Other Assessment=\$0.00 DE15 CHG PAT TO OFF, ADD FN BSMNT PER DATA MAILER DE16 DESKTOP RVW CHG: COR EX FEATURES DE21 RMV OWN OCC; DIDN'T RET APP
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F60 D173	ST350	DP107	ADJ375		22,500 0
TOTAL						22,500 0

VALUATION SUMMARY								
VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRaised	LAND	22,500	13,200	12,200				
VALUE	IMPR	142,900	94,400	81,700				
	TOTAL	165,400	107,600	93,900				
ASSESSED	LAND	7,880	4,620	4,270				
VALUE	IMPR	50,020	33,040	28,600				
	TOTAL	57,900	37,660	32,870				

[illegible]

TOTAL	142,900
-------	---------

Dwelling has an Economic Factor of 95%