

27-304500.0000

ICKES JOHN P II & JENNIFER E

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613 LINDEN AVE

CELINA, OH 45822

LEGAL INFORMATION

WOODLAND SUBD

ALSO LOT 37

LOT#: 38

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ICKES JOHN P II & JENNIFER E	613 LINDEN AVE	CELINA	OH	45822	04/10/2023	175,000	WDC : 193	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KERNS SETH F & KRISTEN A	613 LINDEN AVE	CELINA	OH	45822	07/20/2007	95,000	WDC : A : 500	<input type="checkbox"/>	<input type="checkbox"/>
3	STAUFFER ROGER &	613 N LINDEN AVE	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JK DATE: 02/03/2016 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 613 LINDEN AVE, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,519.42, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE15 NOH/ NO CHG
 DE15 NO CHG
 DE15 PER DATA MAILER CORR PLMB
 DE22 DESKTOP RVW; ADD EX FIX, PATIO

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F60 D123	ST395	DP90	ADJ356		21,400 0
F:Front	F60 D123	ST395	DP90	ADJ356		21,400 0
					TOTAL	42,800 0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	LAND 42,800	27,400	27,400	23,800
	IMPR 153,700	128,500	126,100	102,500
	TOTAL 196,500	155,900	153,500	126,300
ASSESSED VALUE	LAND 14,980	9,590	9,590	8,330
	IMPR 53,800	44,980	44,140	35,880
	TOTAL 68,780	54,570	53,730	44,210

OCCUPANCY		EXTERIOR	
<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL	
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD	
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT	

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

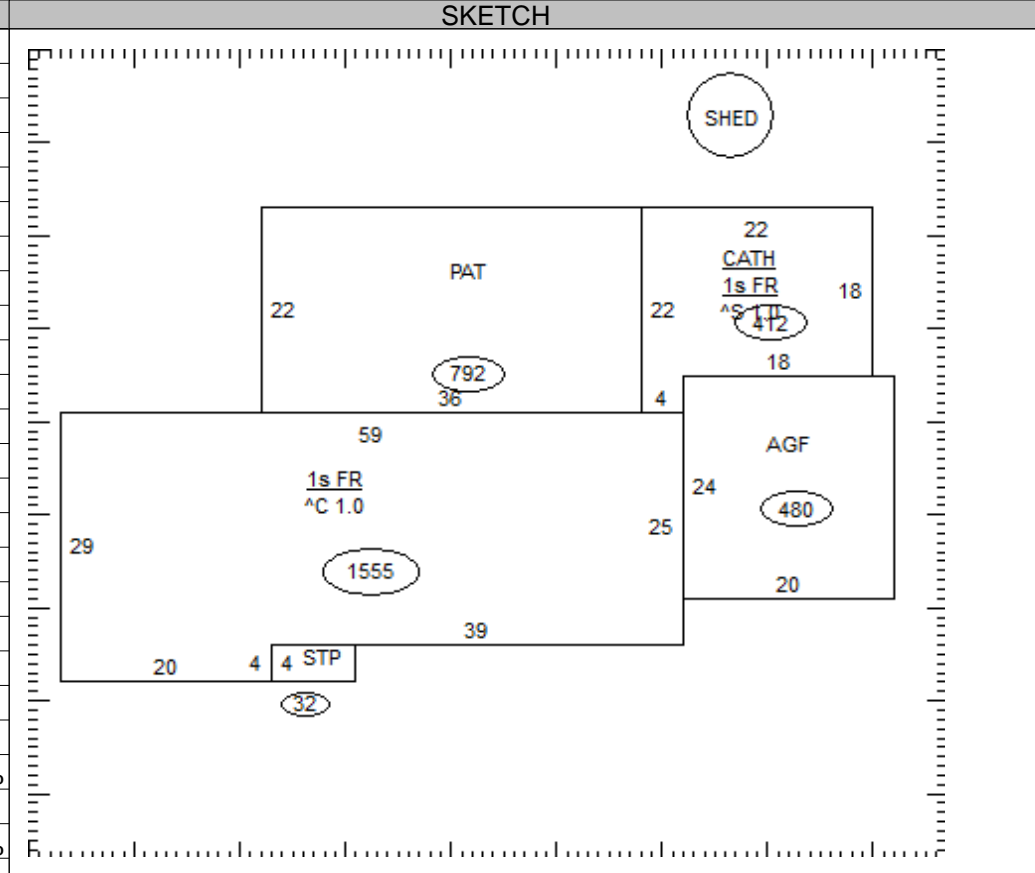
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS	
# OF ROOMS	7
BEDROOMS	3
FIREPLACES	2

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE	
X FULL BATH			<input checked="" type="checkbox"/>
X HALF BATH			
X FIXTURES	1		

FLOOR	AREA	CONST	VALUE
1	1967	FR	232,260
SUBTOTAL			232,260
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	2		8,800
HEATING	0 S.F.		0
AIR COND	1,967 S.F.		3,250
PLUMBING #	1		1,210
GARAGES & CARPORTS			11,900
EXTRA FEATURES			22,000
SUBTOTAL			279,420
GRADE FACTOR			100 %
UNADJUSTED VALUE			279,420
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,967	C		1951		A	279,420	45	153,680		153,700
1 Shed	PP	10x10	100	C		2004		A		33			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 153,700

COMMENTS

48 L/F X 8' HI BRICK TRIM
Dwelling has an Economic Factor of 100%