

27-334900.0000

KNOUS JARED M & MALLORY M

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307 TOUVELLE ST

CELINA, OH 45822

LEGAL INFORMATION

TOUVELLE ADD

LOT#: 47

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KNOUS JARED M & MALLORY	307 TOUVELLE ST	CELINA	OH	45822	12/07/2020	129,470	SUC : 913	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CURTIS SHAWN &	307 TOUVELLE ST	CELINA	OH	45822	04/18/2005	73,300	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LANGE ELMER ETUX	307 TOUVELLE ST	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 05/12/2005 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 307 TOUVELLE ST
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,370.30, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE21 RMV OWN OCC; DIDN'T RET APP
 DE22 RMV OFF; ADD WDDK; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F51 D142	ST350	DP97	ADJ340			17,300	0
TOTAL							17,300	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED	LAND	17,300	10,200	10,200	9,400			
VALUE	IMPR	107,100	74,600	74,700	66,600			
	TOTAL	124,400	84,800	84,900	76,000			
ASSESSED	LAND	6,060	3,570	3,570	3,290			
VALUE	IMPR	37,490	26,110	26,150	23,310			
	TOTAL	43,550	29,680	29,720	26,600			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

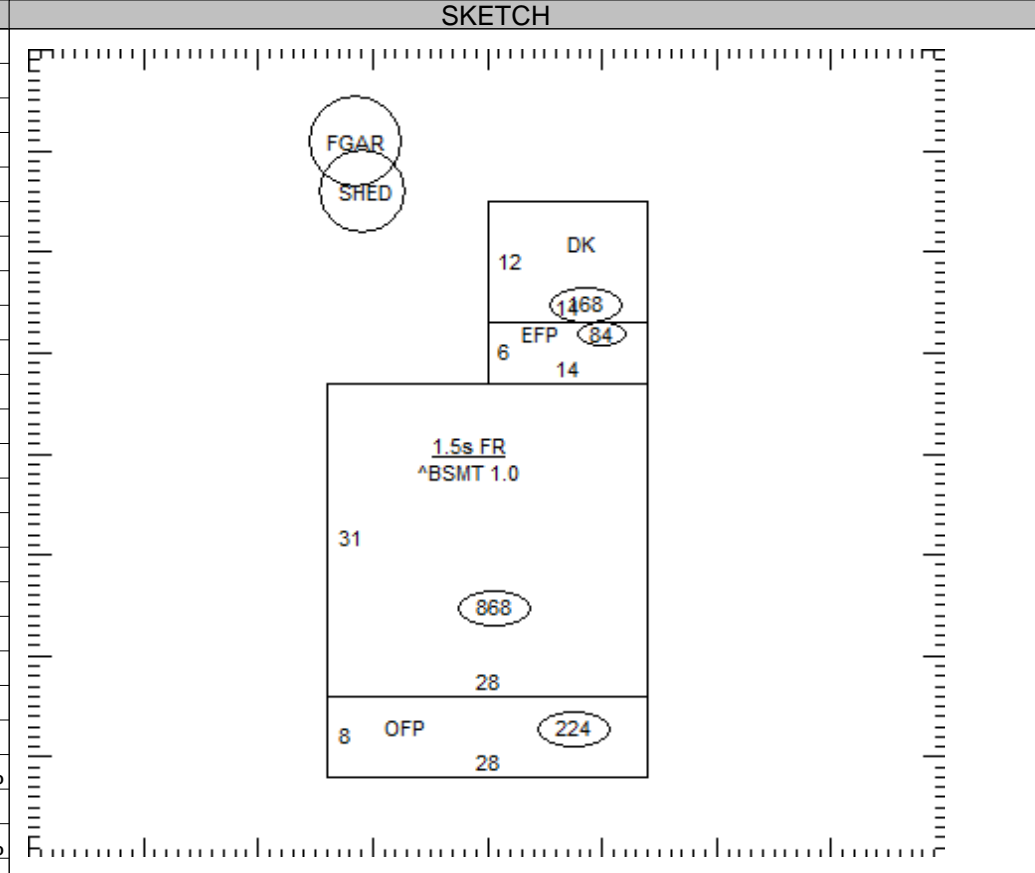
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 3 3
 BEDROOMS 3
 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 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	868	FR	144,440
.5	434	FR	44,780
BSMT	868		12,410
SUBTOTAL			201,630
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,302 S.F.		2,150
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			7,800
SUBTOTAL			214,000
GRADE FACTOR			95 %
UNADJUSTED VALUE			203,300
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,302	C-		1947		A	203,300	45	111,820		106,200
1 Gar - Frame		16x24	384	C	23.70	1955		F	9,100	90	910		900
2 Shed		8x10	80	C		2000		A		37			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 107,100

COMMENTS

Dwelling has an Economic Factor of 95%