

27-378600.0000

GOERGENS BRIAN

GOERGENS BRIAN

240 FAIRLAWN DR

CELINA, OH 45822

LEGAL INFORMATION

FAIRLAWN HEIGHTS SUBD

LOT#: 73

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GOERGENS BRIAN	240 FAIRLAWN DR	CELINA	OH	45822	06/04/2021	143,000	WDC : 446	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CROW BETTY C	240 FAIRLAWN DR	CELINA	OH	45822	11/01/2019	44,500	WDC : 745	<input type="checkbox"/>	<input type="checkbox"/>
3	CROW BETTY C & ETTA LOU	240 FAIRLAWN DR	CELINA	OH	45822	12/16/1992	74,900	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 03/31/2011 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 240 FAIRLAWN DR, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,701.80, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE11 ADD STOOP
 DE09 PER DATA MAILER ADDED AC & CORRECTED PLMG
 DE16 DESKTOP RVW CHG: cor patio
 DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F80 D110	ST290	DP85	ADJ247			19,800	0
TOTAL							19,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRaised	LAND 19,800	19,000	17,000
VALUE	IMPR 127,100	86,300	72,000
	TOTAL 146,900	105,300	89,000
ASSESSED	LAND 6,930	6,650	5,950
VALUE	IMPR 44,490	30,210	25,200
	TOTAL 51,420	36,860	31,150

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

FLOOR	AREA	CONST	VALUE
1	1212	FR	179,440

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

SUBTOTAL		179,440
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,212 S.F.	2,000
PLUMBING #	3	3,630
GARAGES & CARPORTS		12,900
EXTRA FEATURES		1,800
SUBTOTAL		199,770
GRADE FACTOR		100 %
UNADJUSTED VALUE		199,770
FACTOR		100 %

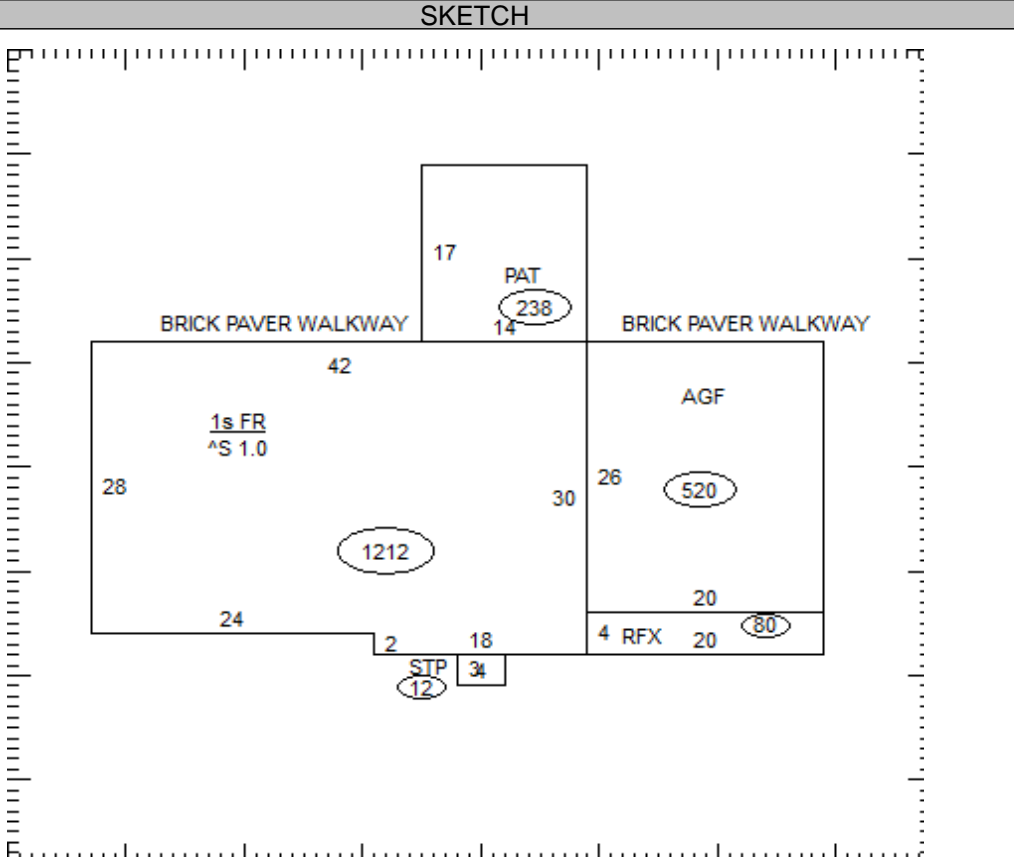
INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS	
# OF ROOMS	5
BEDROOMS	3
FIREPLACES	
HEAT & AC	

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,212	C		1990		A	199,770	26	147,830		127,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



27-378600.0000

TOTAL 127,100

COMMENTS

FRAME W/MS 34 L/F BRICK TRIM 4' HIGH
 Dwelling has an Economic Factor of 86%