

27-382900.0000

DUNCAN KURT E & MICHELLE L

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133 JOHNSON AVE

CELINA, OH 45822

LEGAL INFORMATION

JOHNSON ADD

ALSO LOT 5

LOT#: 4

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|--------------------------|-----------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | DUNCAN KURT E & MICHELLE | 133 JOHNSON AVE | CELINA | OH | 45822 | 07/05/2019 | 224,000 | WDC : 465 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | BROOKS RICKY A & M | 133 JOHNSON AVE | CELINA | OH | 45822 | 01/31/2005 | 125,000 | WDC : A-M : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | SHAMBAUGH MARY E | 133 JOHNSON AVE | CELINA | OH | 45822 | | 0 | : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: HK DATE: 07/11/2023 TIME: 12:00:00 AM LETTER 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 checked="" 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 | 133 JOHNSON AVE, CELINA |

COMMENT

Tax Incentive Exempt Parcel: 27-382900.000A
(TY2022 L=0; B=2,025; T=2,025)
TY2022:Net Gen=\$4,376.92, Other
Assessment=\$0.00
DE16 RMV STP PER REVAL DESKTOP REVIEW
DE13 ADD GAR W/ABMNT
DE16 ADDED 27-383000.0000 TO THIS
PARCEL//HSE SIT ON BOTH LOTS
DE21 TTO; ADD ADDTN, RMDL YEAR & FULL
BATH (\$85,000)
DE22 COR GAR & ADDTN MSMNTS; DESKTOP
RVW
DE23 ABMNT EXP ON GARAGE

| LAND COMPUTATIONS | | | | | | |
|-------------------|-----------|-------|------|--------|-------|-----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| F:Front | F136 D145 | ST375 | DP98 | ADJ368 | | 50,000 0 |
| | | | | | TOTAL | 50,000 0 |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2022 | 2021 | 2020 | 2017 | | |
|-------------------|-------------------------|---------|---------|---------|---------|--|--|
| REASON FOR CHANGE | NC | MISC | NC | RAPP | RAPP | | |
| APPRAISED VALUE | <u>LAND</u> 50,000 | 41,300 | 41,300 | 41,300 | 29,400 | | |
| | <u>IMPR</u> 264,200 | 235,600 | 217,200 | 130,600 | 104,800 | | |
| | <u>TOTAL</u> 314,200 | 276,900 | 258,500 | 171,900 | 134,200 | | |
| ASSESSED VALUE | <u>LAND</u> 17,500 | 14,460 | 14,460 | 14,460 | 10,290 | | |
| | <u>IMPR</u> 92,470 | 82,460 | 76,020 | 45,710 | 36,680 | | |
| | <u>TOTAL</u> 109,970 | 96,920 | 90,480 | 60,170 | 46,970 | | |

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

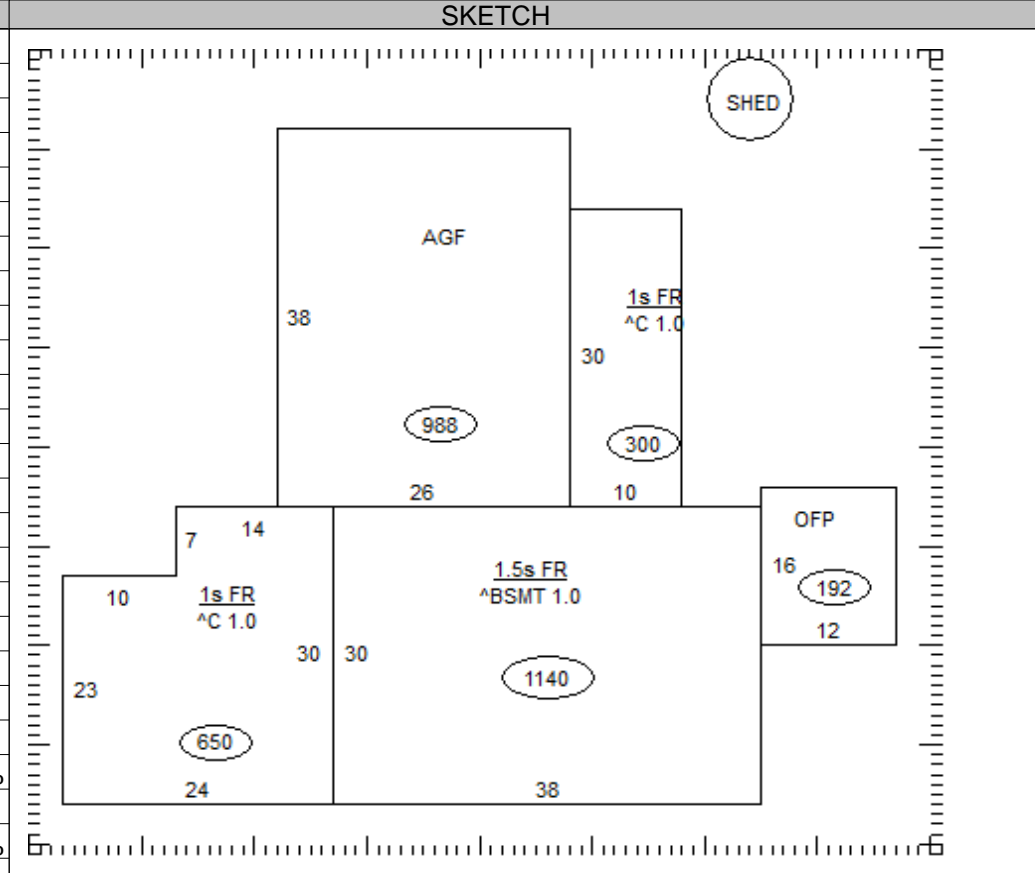
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 4 3
 BEDROOMS 3
 FIREPLACES 1
 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 2
 X HALF BATH 1
 X FIXTURES

| FLOOR | AREA | CONST | VALUE |
|-------------------------|------------|-------|---------|
| 1 | 2090 | FR | 241,730 |
| .5 | 570 | FR | 40,880 |
| BSMT | 1140 | | 16,300 |
| SUBTOTAL | | | 298,910 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 1 | | 4,400 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 2,660 S.F. | | 4,390 |
| PLUMBING # | 8 | | 9,680 |
| GARAGES & CARPORTS | | | 24,400 |
| EXTRA FEATURES | | | 3,100 |
| SUBTOTAL | | | 344,880 |
| GRADE FACTOR | | | 105 % |
| UNADJUSTED VALUE | | | 362,120 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 2,660 | C+ | | 1940 | 2020 | A | 362,120 | 24 | 275,210 | | 264,200 |
| 1 Shed | | 8x10 | 80 | C | | 2000 | | A | | 37 | | | 0 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 264,200

COMMENTS
 Dwelling has an Economic Factor of 96%