



27-391300.0000

KRANER ANDREW M & VALENTINE SARAH C

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1033 HEMLOCK ST

CELINA, OH 45822

LEGAL INFORMATION

KESSLER ADD

LOT#: 53

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KRANER ANDREW M &	1033 HEMLOCK ST	CELINA	OH	45822	11/17/2020	106,000	WDC : 858	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WOLFE ELLEN C	1701 BERKSHIRE DR	CELINA	OH	45822	04/22/1994	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: LG DATE: 06/28/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	1033 HEMLOCK ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,767.80, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE21 RMV HOMESTEAD CREDIT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F58 D110	ST395	DP85	ADJ336			19,500	0
TOTAL							19,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	LAND 19,500	12,400	12,400	10,800
	IMPR 115,800	97,000	111,900	90,900
	TOTAL 135,300	109,400	124,300	101,700
ASSESSED VALUE	LAND 6,830	4,340	4,340	3,780
	IMPR 40,530	33,950	39,170	31,820
	TOTAL 47,360	38,290	43,510	35,600

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

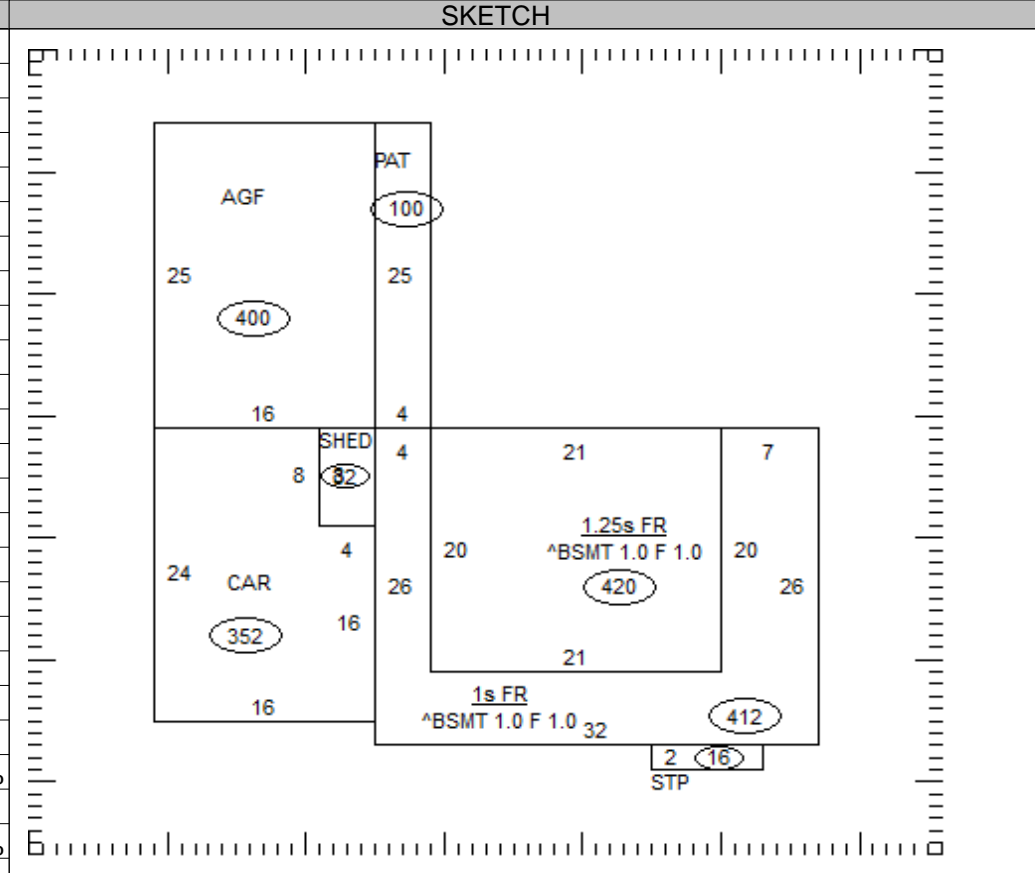
FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

ACCOMMODATIONS
 # OF ROOMS 4
 BEDROOMS 2
 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	832	FR	140,470
.25	105	FR	16,170
BSMT	832		11,900
SUBTOTAL			168,540
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	832 S.F.		11,900
FIREPLACE #	0		0
HEATING	105 S.F.		-400
AIR COND	1,769 S.F.		2,910
PLUMBING #	2		2,420
GARAGES & CARPORTS			13,000
EXTRA FEATURES			1,200
SUBTOTAL			199,570
GRADE FACTOR			100 %
UNADJUSTED VALUE			199,570
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	937	C		1959		A	199,570	42	115,750		115,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-391300.0000 TOTAL 115,800

COMMENTS

Dwelling has an Economic Factor of 100%