

27-391600.0000

ANDERSON CHRISTOPHER J

ANDERSON CHRISTOPHER J

1021 HEMLOCK ST

CELINA, OH 45822

LEGAL INFORMATION

KESSLER ADD

LOT#: 56

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ANDERSON CHRISTOPHER J	1021 HEMLOCK ST	CELINA	OH	45822	02/15/2019	117,300	WDC : 93	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HOOD KIRSTEN	1021 HEMLOCK ST	CELINA	OH	45822	09/20/2016	93,000	WDC : 661	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	FORTKAMP CHAD	6201 CLOVER FOUR RD	CELINA	OH	45822	04/04/2001	0	: X : 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 type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1021 HEMLOCK ST, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	Tax Incentive Exempt Parcel: 27-391600.000A		
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	(TY2022 L=0; B=0; T=0)		
<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	TY2022:Net Gen=\$1,522.18, Other		

LAND COMPUTATIONS

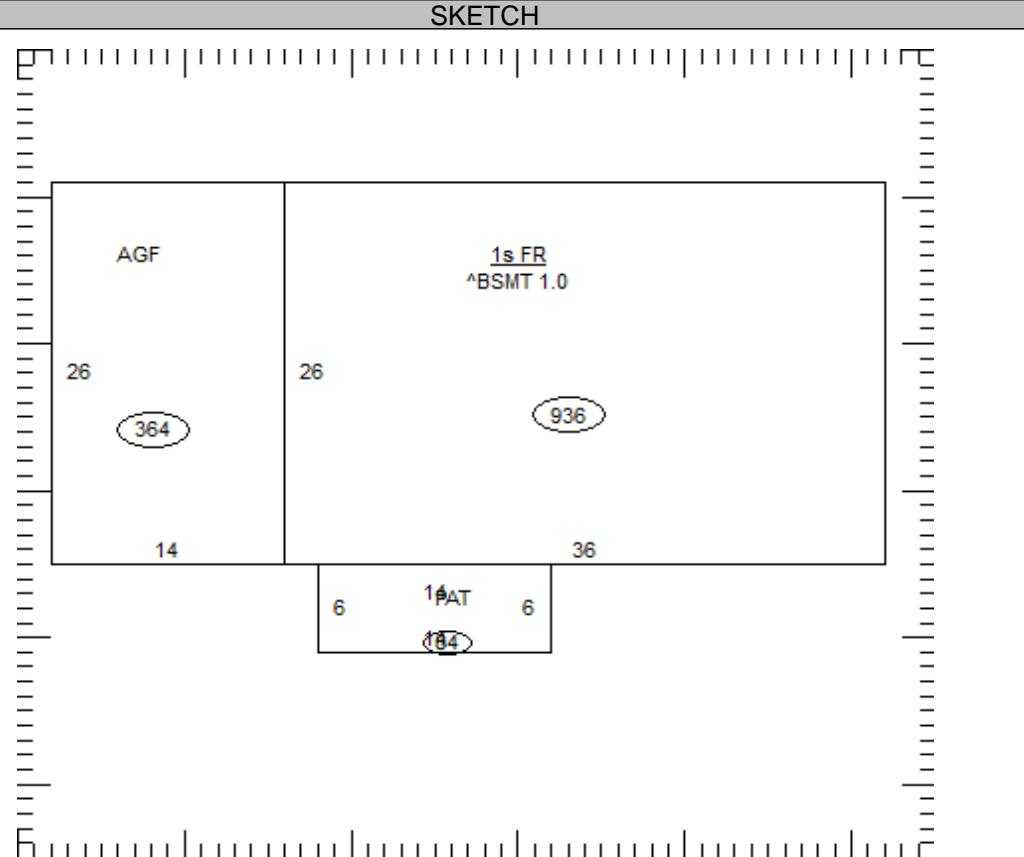
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F58 D110	ST395	DP85	ADJ336		19,500		0
						TOTAL	19,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	19,500	12,400	10,800
VALUE	IMPR	81,800	68,800
	TOTAL	94,200	79,600
ASSESSED	6,830	4,340	3,780
VALUE	IMPR	28,630	24,080
	TOTAL	32,970	27,860

OCCUPANCY	EXTERIOR				
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO				
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME <input type="checkbox"/> BI/TR LEVEL <input type="checkbox"/> MOD/MAN <input type="checkbox"/>	<input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input checked="" type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT				
FLOORS	B 1 2 3 U				
CONCRETE	<input checked="" 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"/>				
TILE/COMPO	<input type="checkbox"/> <input checked="" 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"/>				
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"/>				
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
UNFINISHED	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
ACCOMMODATIONS					
# OF ROOMS	<input type="checkbox"/> 5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
BEDROOMS	<input checked="" type="checkbox"/> 3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
FIREPLACES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
HEAT & AC	B 1 2 3 U				
NO HEAT	<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"/>				
HW/STEAM	<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"/>				
HEAT PUMP	<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"/>				
STVE/SPCE	<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"/>				
OUTSIDE	<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"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
X HALF BATH	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
X FIXTURES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				

FLOOR	AREA	CONST	VALUE										
1	936	FR	153,380										
BSMT	936		13,380										
SUBTOTAL			166,760										
MULTI-FAMILY #	0		0										
BUILDING TYPE	100%		0										
BSMT FINISH	0 S.F.		0										
FIREPLACE #	0		0										
HEATING	0 S.F.		0										
AIR COND	936 S.F.		1,540										
PLUMBING #	0		0										
GARAGES & CARPORTS			9,000										
EXTRA FEATURES			300										
SUBTOTAL			177,600										
GRADE FACTOR			100 %										
UNADJUSTED VALUE			177,600										
FACTOR			100 %										
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	936	C		1958		A	177,600	42	103,010		103,000
1 Shed		8x10	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
TOTAL												103,000	



27-391600.0000

COMMENTS

Dwelling has an Economic Factor of 100%