

27-399400.0000

LEGAL INFORMATION

KESSLER ADD

LOT#: 130

PEARSON CODY M
 PEARSON CODY M
 1005 WILLOW ST
 CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PEARSON CODY M	1005 WILLOW ST	CELINA	OH	45822	02/03/2020	125,000	WDC : 64	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FLECK DEBRA A	1005 WILLOW ST	CELINA	OH	45822	07/26/2011	67,500	WDC : E : 379	<input type="checkbox"/>	<input type="checkbox"/>
3	WEITZ LOWELL E C/O CHRISTINA MILLER	PO BOX 1083	LIMA	OH	45802	10/30/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 12/10/2012 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	1005 WILLOW 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=\$1,944.14, 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	DE12 TTO- RMV FIN BSMNT				
LAND COMPUTATIONS										
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C		
F:Front	F63 D110	ST395	DP85	ADJ336			21,200	0		
TOTAL							21,200	0		

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017								
REASON FOR CHANGE	RAPP	RAPP	RAPP								
APPRAISED	LAND	21,200	13,600	11,800							
VALUE	IMPR	129,100	109,400	82,100							
	TOTAL	150,300	123,000	93,900							
ASSESSED	LAND	7,420	4,760	4,130							
VALUE	IMPR	45,190	38,290	28,740							
	TOTAL	52,610	43,050	32,870							

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

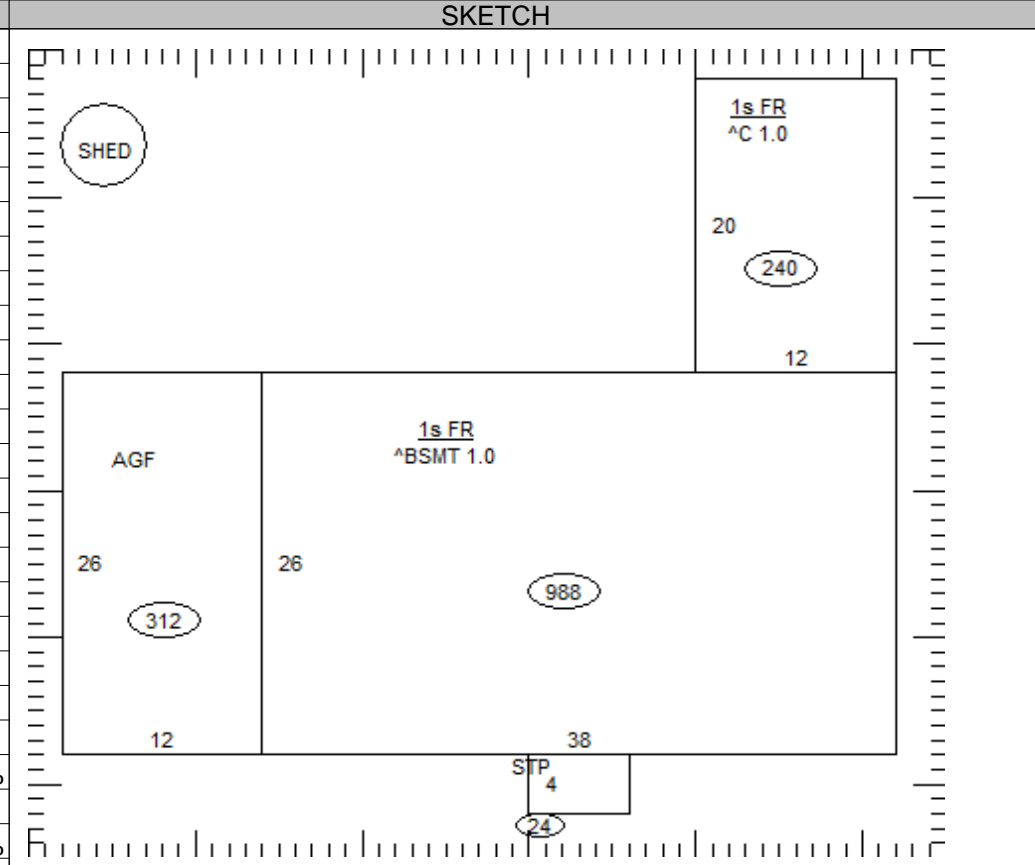
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 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 1
 X HALF BATH
 X FIXTURES 1

FLOOR	AREA	CONST	VALUE
1	1228	FR	181,810
BSMT	988		14,130
SUBTOTAL			195,940
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	1,228 S.F.		2,030
PLUMBING #	4		4,840
GARAGES & CARPORTS			7,700
EXTRA FEATURES			200
SUBTOTAL			215,110
GRADE FACTOR			100 %
UNADJUSTED VALUE			215,110
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,228	C		1956	1977	A	215,110	40	129,070		129,100
1 Shed		10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-399400.0000 TOTAL 129,100

COMMENTS

Dwelling has an Economic Factor of 100%