

27-402600.0000

NEIGHBORS KEITH J & SUTTER KATELYN ANN

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829 LINDEN AVE
CELINA, OH 45822

LEGAL INFORMATION

KESSLER ADD
ALSO W PT LOT 161
LOT#: 160

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NEIGHBORS KEITH J &	829 LINDEN AVE	CELINA	OH	45822	11/27/2019	175,000	WDC : 822	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	STROTH BRYAN S & REBECAH	829 LINDEN AVE	CELINA	OH	45822	06/01/2005	137,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	PEASE TINA M	829 LINDEN AVE	CELINA	OH	45822	07/16/2003	130,000	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: LG DATE: 06/30/2005 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	829 LINDEN AVE, 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=\$2,637.62, 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	DE20 RMV OWN OCC; DID NOT RETURN APP

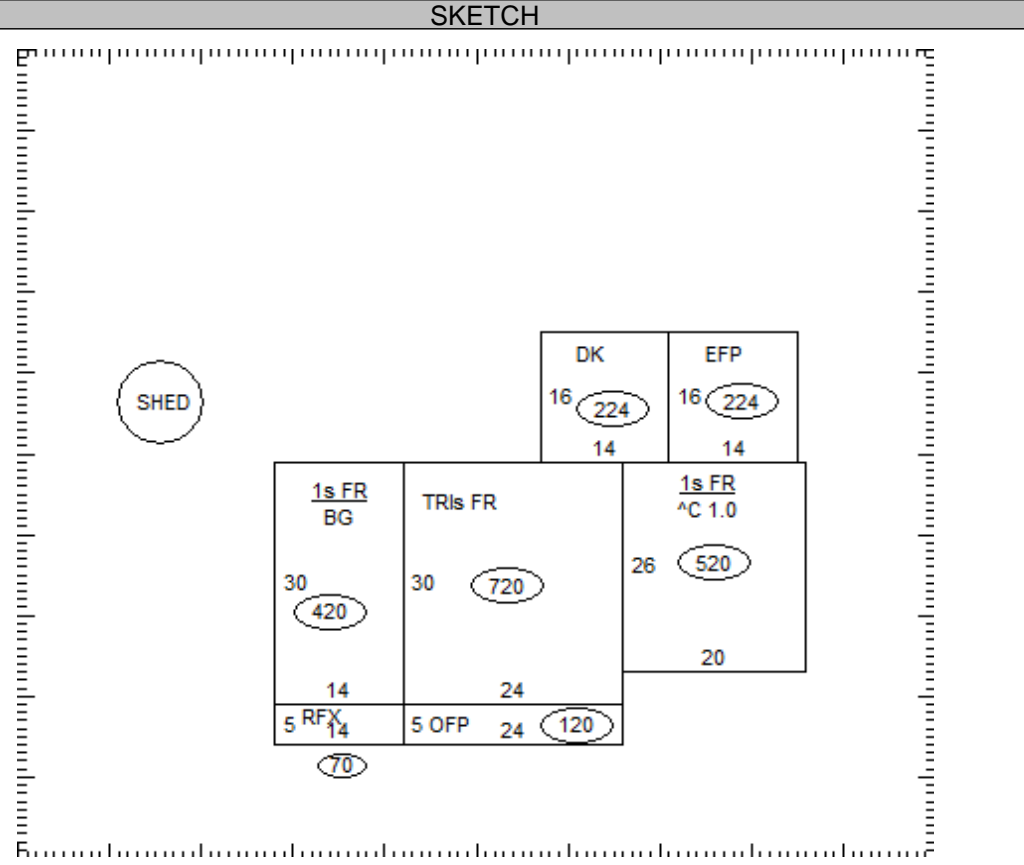
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F20 D120	ST375	DP89	ADJ334			6,700	0
F:Front	F74 D120	ST375	DP89	ADJ334			24,700	0
TOTAL							31,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRAISED	<u>LAND</u>	31,400	25,900	18,400	18,400		
VALUE	<u>IMPR</u>	159,000	137,300	110,100	97,400		
	<u>TOTAL</u>	190,400	163,200	128,500	115,800		
ASSESSED	<u>LAND</u>	10,990	9,070	6,440	6,440		
VALUE	<u>IMPR</u>	55,650	48,060	38,540	34,090		
	<u>TOTAL</u>	66,640	57,130	44,980	40,530		

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1660	FR	211,750						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	TRI	720	FR	34,900						
BUILDING TYPE		<input type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input checked="" type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE										
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP										
<input checked="" type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL										
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD										
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT										
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
ACCOMMODATIONS													
# OF ROOMS		3	3										
BEDROOMS			1										
FIREPLACES		1											
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
PLUMBING		BASE		<input checked="" type="checkbox"/>									
X FULL BATH		1											
X HALF BATH													
X FIXTURES													
SUBTOTAL							246,650						
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	2,380 S.F.						3,930						
PLUMBING #	3						3,630						
GARAGES & CARPORTS							2,000						
EXTRA FEATURES							11,300						
SUBTOTAL							271,910						
GRADE FACTOR							105 %						
UNADJUSTED VALUE							285,510						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,380	C+		1960		A	285,510	42	165,600		159,000
1 Shed		8x10	80	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 159,000

COMMENTS

Dwelling has an Economic Factor of 96%