

27-429300.0000

**RUSHTON BRANDEN A & CENZIE N**

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706 HOLLY ST

CELINA, OH 45822

**LEGAL INFORMATION**

KESSLERS 3RD ADD

ALSO S PT LOT 366

LOT#: 367

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUSHTON BRANDEN A &	706 HOLLY ST	CELINA	OH	45822	12/10/2020	180,000	SUC : 929	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	YODER COREY T & JENNIFER	706 HOLLY ST	CELINA	OH	45822	02/01/2018	152,000	WDC : 69	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WOLFE JOSEPH G & LINDA K	706 HOLLY ST	CELINA	OH	45822	04/19/1999	123,500	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 07/21/2005 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"/> 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	706 HOLLY ST, CELINA <b>COMMENT</b> TY2022:Net Gen=\$2,525.90, Other Assessment=\$0.00 DE21 RMV OWN OCC; DIDN'T RET APP

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F20 D110	ST395	DP85	ADJ336			6,700	0
F:Front	F65 D110	ST395	DP85	ADJ336			21,800	0
TOTAL							28,500	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	28,500	18,300	15,900
	LAND		
	IMPR		
	TOTAL		
ASSESSED VALUE	9,980	6,410	5,570
	LAND		
	IMPR		
	TOTAL		

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1134	BRK	186,030

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

FLOOR	AREA	CONST	VALUE
BSMT	1134		16,220
<b>SUBTOTAL</b>			202,250

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	567 S.F.	8,110
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	1,701 S.F.	2,810
PLUMBING #	2	2,420
GARAGES & CARPORTS		15,900
EXTRA FEATURES		2,800
<b>SUBTOTAL</b>		238,690

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

GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		238,690
FACTOR		100 %

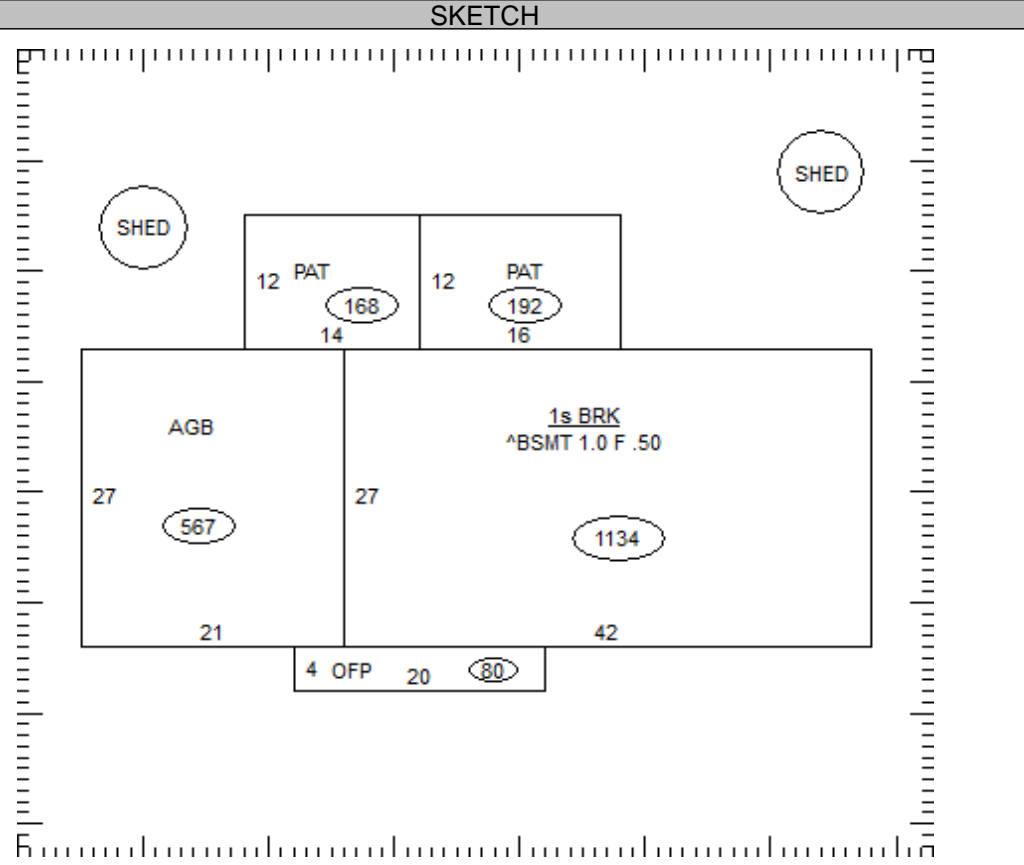
**ACCOMMODATIONS**  
 # OF ROOMS 5  
 BEDROOMS 3  
 FIREPLACES 1

FLOOR	AREA	CONST	VALUE
HEAT & AC			

NO HEAT       
 CTRL HEAT       
 HW/STEAM       
 ELECTRIC       
 HEAT PUMP       
 FLR/WALL       
 STVE/SPCE       
 GEOTHERMAL       
 OUTSIDE       
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,134	C		1965	1991	A	238,690	30	167,080		167,100
1 Shed		8x10	80	C		2012		A		17			0
2 Shed		8x8	64	C		1990		A		57			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE   
 X FULL BATH  
 X HALF BATH 1  
 X FIXTURES



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TOTAL 167,100

**COMMENTS**

Dwelling has an Economic Factor of 100%