

27-443000.0000

**LEGAL INFORMATION**

YORKSHIRE 3RD

LOT#: 71

LY VANN  
LY VANN  
809 GREENBRIAR CT  
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LY VANN	809 GREENBRIAR CT	CELINA	OH	45822	02/21/2020	153,000	WDC : 96	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	JOHNS ADAM	809 GREENBRIAR CT	CELINA	OH	45822	12/23/2013	115,000	WDC : 891	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SHOEMAKER PHYLLIS J	1407 MADISON PL	WAPAKONETA	OH	45895	09/20/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 07/26/2005 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	809 GREENBRIAR CT, 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	TY2022:Net Gen=\$2,436.78, Other		
<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	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	DE15 COR PLMG PER DATA MAILER		

LAND COMPUTATIONS

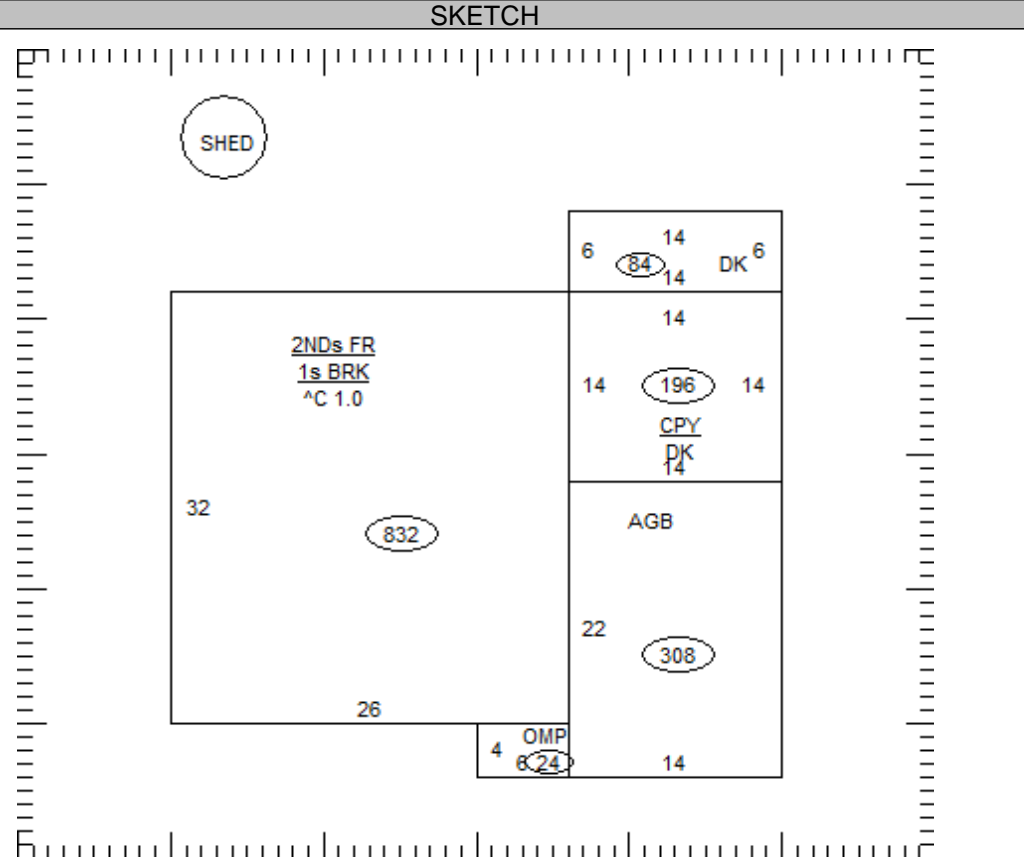
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F70 D112	ST425	DP86	ADJ366			25,600	0
					TOTAL		25,600	0

DE16 DESKTOP REVIEW//RMV OFF;ADD  
CNP/WD  
DE21 RMV OWN OCC; DIDN'T RET APP

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	LAND	25,600	18,800	15,700				
VALUE	IMPR	157,200	132,000	105,000				
	TOTAL	182,800	150,800	120,700				
ASSESSED	LAND	8,960	6,580	5,500				
VALUE	IMPR	55,020	46,200	36,750				
	TOTAL	63,980	52,780	42,250				

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	832	BRK	150,300													
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	832	FR	67,430													
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL																	
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK																	
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL																	
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK																	
<input type="checkbox"/>	<input type="checkbox"/> STONE																	
<b>ROOFING</b>	<b>ROOF TYPE</b>																	
<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																	
<b>FLOORS</b>	<b>B 1 2 3 U</b>	<b>SUBTOTAL</b> 217,730																
CONCRETE	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0													
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0													
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0													
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0													
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	HEATING	0 S.F.		0													
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,664 S.F.		2,740													
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	3		3,630													
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			8,600													
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			4,900													
# OF ROOMS	<input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>	<b>SUBTOTAL</b>			<b>237,600</b>													
BEDROOMS	<input type="checkbox"/> <input type="checkbox"/> 4 <input type="checkbox"/>	GRADE FACTOR			105 %													
FIREPLACES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>UNADJUSTED VALUE</b>			<b>249,480</b>													
<b>HEAT &amp; AC</b>	<b>B 1 2 3 U</b>	<b>FACTOR</b>			<b>100 %</b>													
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL</b>																
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	1,664	C+			1976					249,480	30	174,640		157,200
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed		8x10	80	C			1976						80			0
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2																
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3																
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4																
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5																
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6																
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7																
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8																
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	9																
X FULL BATH		10																
X HALF BATH		11																
X FIXTURES																		



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TOTAL 157,200

**COMMENTS**

Dwelling has an Economic Factor of 90%