



27-443600.0000

KUHN DERRICK S & JENNYANN E
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1407 QUEENSBURY DR
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
06-31-252-008

LEGAL INFORMATION
YORKSHIRE 3RD

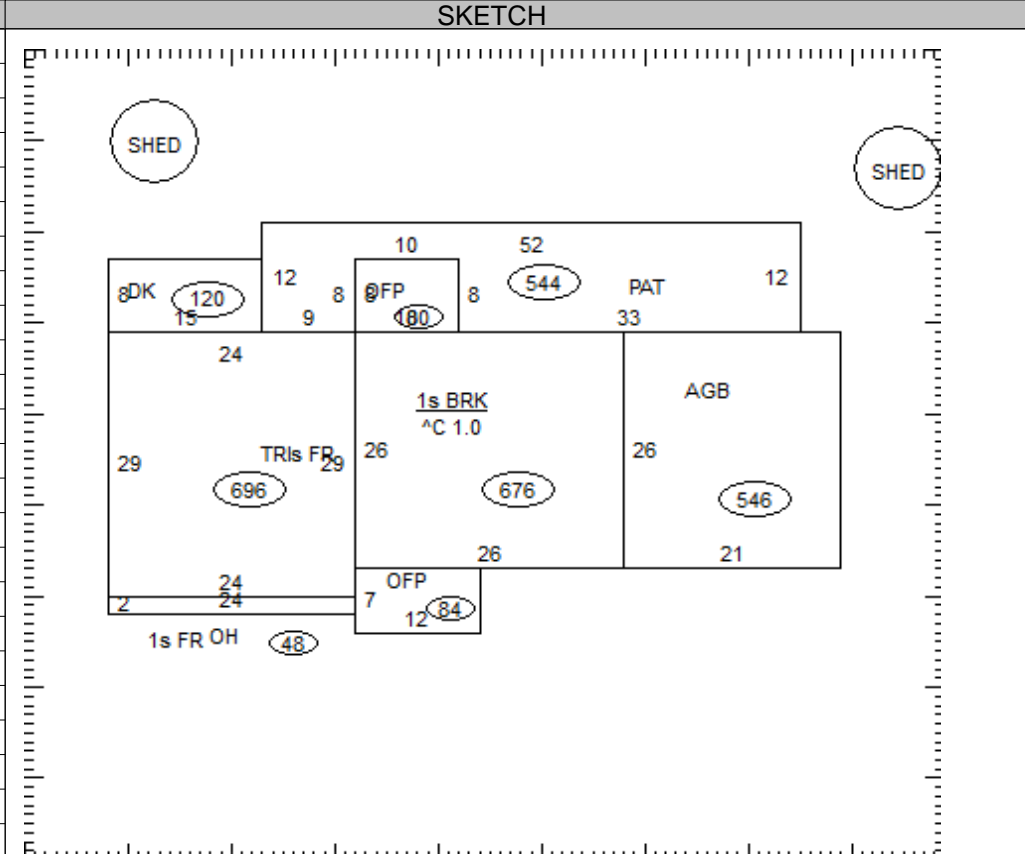
LOT#: 77

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUHN DERRICK S &	1407 QUEENSBURY DR	CELINA	OH	45822	10/20/2020	223,000	WDC : 785	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PORTER DARREN & HONE	1407 QUEENSBURY DR	CELINA	OH	45822	06/10/2002	120,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DA	DATE: 08/10/2004	TIME: 03:53:02 PM	<input checked="" type="checkbox"/> LETTER	<input type="checkbox"/> 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	1407 QUEENSBURY DR, 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=\$2,821.84, Other Assessment=\$0.00 DE09 PER DATA MAILER CORRECTED PLMG DE15 PER DATA MAILER RMV WOOD FP DE16 DESKTOP REVIEW//CORR SKETCH; ADD PATIO DE21 RMV OWN OCC; DIDN'T RET APP			
<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				
<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				
LAND COMPUTATIONS									
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C
F:Front		F107 D110	ST425 DP85 ADJ361				38,600	0	

VALUATION SUMMARY								
VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPAISED	LAND	38,600	28,300	23,600				
VALUE	IMPR	186,800	146,300	119,600				
	TOTAL	225,400	174,600	143,200				
ASSESSED	LAND	13,510	9,910	8,260				
VALUE	IMPR	65,380	51,210	41,860				
	TOTAL	78,890	61,120	50,120				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD		1	744	FR	102,770						
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO		1	676	BRK	99,910						
BUILDING TYPE		<input type="checkbox"/> ALM/VYNL		TRI	696	FR	36,530						
<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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET		<input type="checkbox"/>	<input 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 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			4	3									
BEDROOMS			3										
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 checked="" 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"/>							
GEO THERMAL		<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 checked="" type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE <input checked="" type="checkbox"/>											
X FULL BATH				1									
X HALF BATH			1										
X FIXTURES													
SUBTOTAL							239,210						
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				2,116 S.F.			3,500						
PLUMBING #				5			6,050						
GARAGES & CARPORTS							15,300						
EXTRA FEATURES							6,100						
SUBTOTAL							274,560						
GRADE FACTOR							105 %						
UNADJUSTED VALUE							288,290						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,116	C+		1978		G	288,290	28	207,570		186,800
1 Shed		10x10	100	C		2008		A		25			0
2 Shed		12x12	144	C		2011		A		19			0
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 186,800

COMMENTS

Dwelling has an Economic Factor of 90%