

LIBERTY TWP / CELINA SD

04-25-100-006

28-005800.0101

**LEGAL INFORMATION**

W SW NW NW

RTS: 001-05-25  
Acres: 1.6330

**FENNIG LYDIA E**  
FENNIG LYDIA E  
7932 ERASTUS DURBIN RD  
CELINA, OH 45822

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 FENNIG LYDIA E	7932 ERASTUS DURBIN RD	CELINA	OH	45822	07/28/2022	125,000	WDC : 530	<input type="checkbox"/>	<input type="checkbox"/>
2 HILLARY MICHAEL L II	7932 ERASTUS DURBIN RD	CELINA	OH	45822	08/10/2020	125,000	WDC : 545	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 ROTH JOSEPH E	7932 ERASTUS DURBIN RD	CELINA	OH	45822	10/16/2003	79,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: TM DATE: 07/06/2004 TIME: 08:08:41 AM  LETTER  LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	7932 ERASTUS DURBIN RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	COMMENT TY2022:Net Gen=\$1,736.34, Other Assessment=\$2.64 DE09 CORRECT AC PER MAPPING
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	22440				22,400	0	
SM:Small Acreage	AC:0.633	8500				5,400	0	
						TOTAL	27,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	LAND	27,800	23,100	20,900				
VALUE	IMPR	109,600	77,500	65,900				
	TOTAL	137,400	100,600	86,800				
ASSESSED	LAND	9,730	8,090	7,320				
VALUE	IMPR	38,360	27,130	23,070				
	TOTAL	48,090	35,220	30,390				

**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

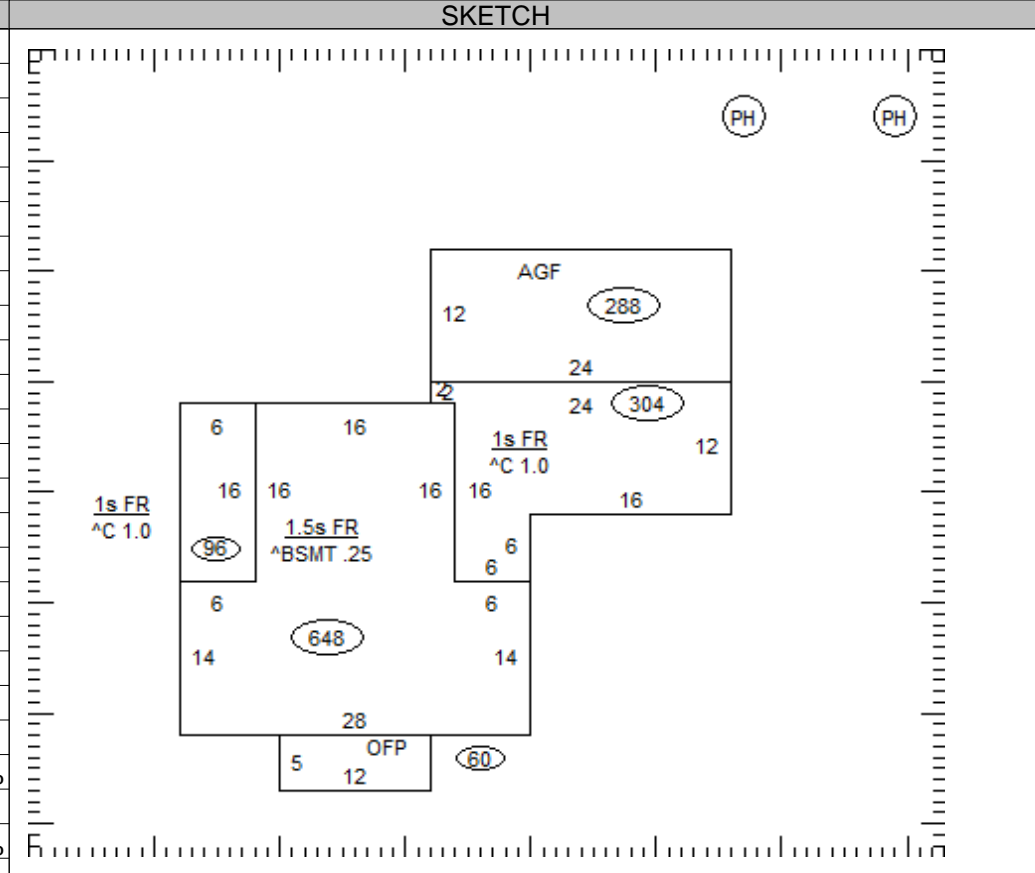
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

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

**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       
 X HALF BATH       
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1048	FR	166,250
.5	324	FR	31,880
BSMT	162		2,320
<b>SUBTOTAL</b>			200,450
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			7,100
EXTRA FEATURES			1,000
<b>SUBTOTAL</b>			208,550
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			208,550
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,372	C		1910		A	208,550	45	114,700		109,000
1 Poultry	8	18x48	864	C	12.38	1930		F	10,700	95	540	DFLT50	300
2 Poultry	8	27x35	945	C	12.38	1930		F	11,700	95	590	DFLT50	300
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 109,600

**COMMENTS**  
 Dwelling has an Economic Factor of 95%