

LIBERTY TWP / CELINA SD

04-25-400-002

28-006300.0000

RYAN SHAWN T & ALLISON M
RYAN SHAWN T & ALLISON M
7689 TOWNSHIP LINE RD
CELINA, OH 45822

LEGAL INFORMATION
NE SE

RTS: 001-05-25
Acres: 1.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RYAN SHAWN T & ALLISON M	7689 TOWNSHIP LINE RD	CELINA	OH	45822	03/03/2021	401,000	WDC : 154	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HOLLINGSWORTH RON E	7689 TOWNSHIP LINE RD	CELINA	OH	45822	06/05/2015	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	HOLLINGSWORTH RON E &	7689 SE TOWNSHIP PLZ	CELINA	OH	45822	06/25/2013	290,000	WDC : 394	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: BTC DATE: 05/30/2007 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

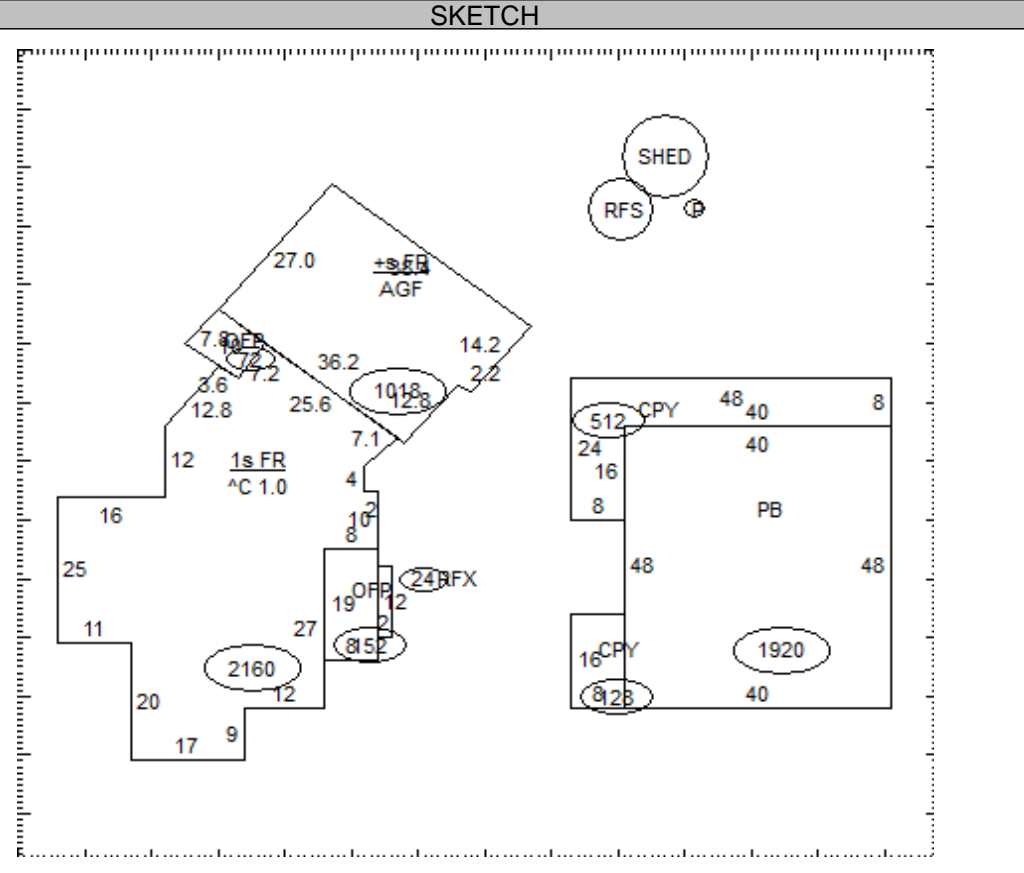
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	7689 TOWNSHIP LINE RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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=\$3,901.28, Other
<input 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=\$8.74
<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	DE17 FIELD REVW CHGS: RESKETCH DWLG

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:0.5	8500				4,300 0
Total Acres: 1.5000					TOTAL	26,700 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	LAND	26,700	22,100	20,000	18,500
VALUE	IMPR	287,700	208,100	195,400	202,900
	TOTAL	314,400	230,200	215,400	221,400
ASSESSED	LAND	9,350	7,740	7,000	6,480
VALUE	IMPR	100,700	72,840	68,390	71,020
	TOTAL	110,050	80,580	75,390	77,500

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	2160	FR	245,330
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	+	0	FR	10,400
BUILDING TYPE	<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 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				

SUBTOTAL		255,730
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,160 S.F.	3,560
PLUMBING #	3	3,630
GARAGES & CARPORTS		25,200
EXTRA FEATURES		3,400
SUBTOTAL		291,520
GRADE FACTOR		115 %
UNADJUSTED VALUE		335,250
FACTOR		100 %



INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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		5			
BEDROOMS		2			
FIREPLACES					
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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE	<input checked="" type="checkbox"/>		
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,160	B-		2002		A	335,250	19	271,550		258,000
1 Patio	SV*	10x22	220	C		2003		A	320	35			300
2 Roof Shelter	8	10x10	100	C	7.38	2002		A	740	37	470		500
3 Pole Bldg	16	48x40	1,920	C	18.09	2007		A	34,730	27	25,350		25,400
4 Canopy	8	16x8	128	C	7.38	2007		A	940	27	690		700
5 Canopy		0x0	512	C	7.38	2007		A	3,780	27	2,760		2,800
6 Shed		10x12	120	C		2010		A		21			0
7													
8													
9													
10													
11													

28-006300.0000	* Value Override Item	TOTAL	287,700
----------------	-----------------------	-------	---------

COMMENTS

>>OB Features: 1.3 <Unfinished Loft> <Add Concrete Floor>
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$280,400)

LIBERTY TWP / CELINA SD

04-25-400-002

Property Class: 510

Neighborhood

009285-R150

Map:

Block:

Card:

Bk:

Pg:

28-006300.0000

RYAN SHAWN T & ALLISON M

RYAN SHAWN T & ALLISON M

7689 TOWNSHIP LINE RD

CELINA, OH 45822

LEGAL INFORMATION

NE SE

RTS: 001-05-25

Acres:1.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HIDAY TED K & JUDY	7689 TOWNSHIP LINE RD	CELINA	OH	45822	09/07/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	BONVILLIAN JUDY	7689 TOWNSHIP LINE RD	CELINA	OH	45822	03/31/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 05/30/2007 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	7689 TOWNSHIP LINE RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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	
<input 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	
<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

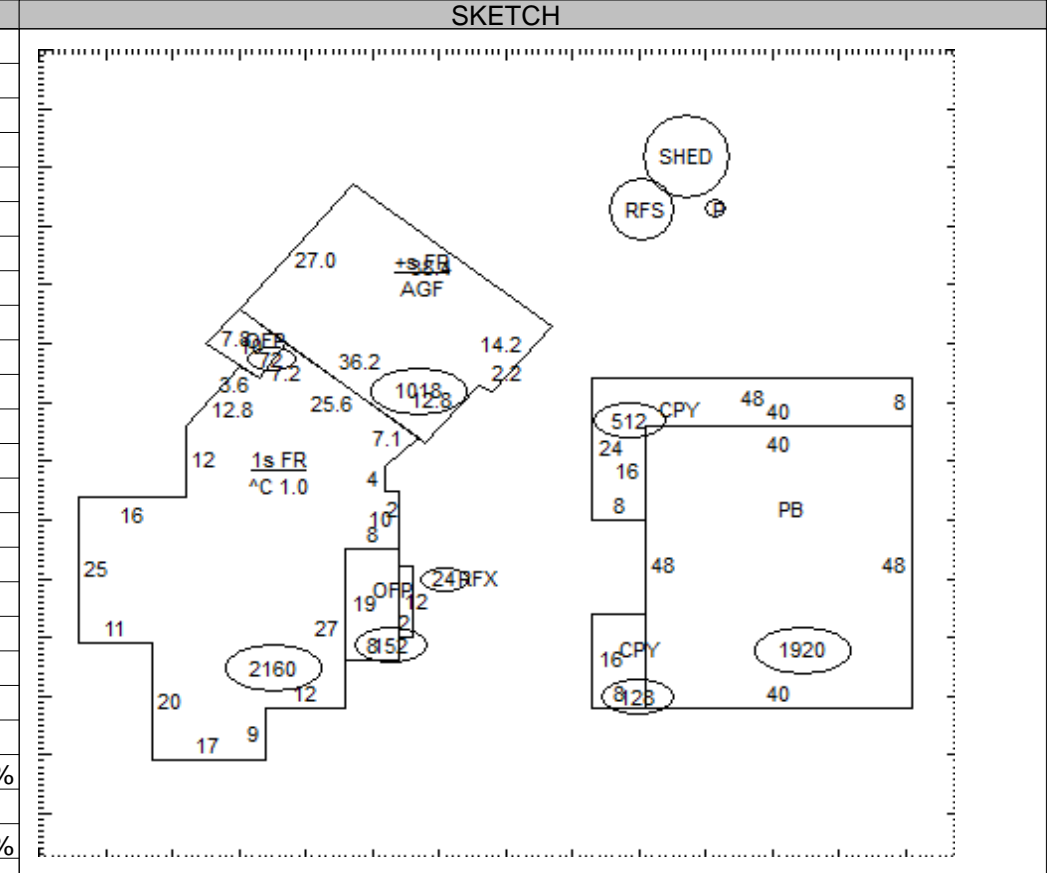
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.5000					TOTAL		26,700	0

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<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 type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				

SUBTOTAL					0
MULTI-FAMILY #	0				0
BUILDING TYPE	000%				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					0
EXTRA FEATURES					0
SUBTOTAL					0
GRADE FACTOR					%
UNADJUSTED VALUE					0
FACTOR					%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

28-006300.0000

TOTAL 0

COMMENTS