

LIBERTY TWP / CELINA SD

04-26-200-002

28-006700.0100

**LEGAL INFORMATION**

E SD NE NE

RTS: 001-05-26  
Acres: 1.2080

**KUHN TOM ROBERT**  
KUHN TOM ROBERT  
2679 HONE WEIR RD  
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUHN TOM ROBERT	2679 HONE WEIR RD	CELINA	OH	45822	06/01/2021	42,000	WDC : 433	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HONE ROBERT L	2442 HONE WEIR RD	CELINA	OH	45822	05/31/2013	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	HONE ROBERT LEE &	2442 HONE WEIR RD	CELINA	OH	45822	01/22/1991	21,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: TM DATE: 07/06/2004 TIME: 09:13:11 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2442 HONE WEIR RD, CELINA			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>			
<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=\$1,183.70, Other			
<input 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=\$4.64			
<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	DE16 DESKTOP RVW CHG: COR STY HGT, RMV BARN			
<b>LAND COMPUTATIONS</b>						DE22 RMV HOMESTEAD & OWN OCC CREDIT //			
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site		AC:1	22440				22,400	0	
SM:Small Acreage		AC:0.208	8500				1,800	0	
Total Acres: 1.2080						TOTAL	24,200	0	

VALUATION SUMMARY									
VALUE YEAR	2023	2020	2017						
REASON FOR CHANGE	RAPP	RAPP	RAPP						
APPRaised	LAND	24,200	19,800	18,000					
VALUE	IMPR	78,400	48,800	45,400					
	TOTAL	102,600	68,600	63,400					
ASSESSED VALUE	LAND	8,470	6,930	6,300					
	IMPR	27,440	17,080	15,890					
	TOTAL	35,910	24,010	22,190					

**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

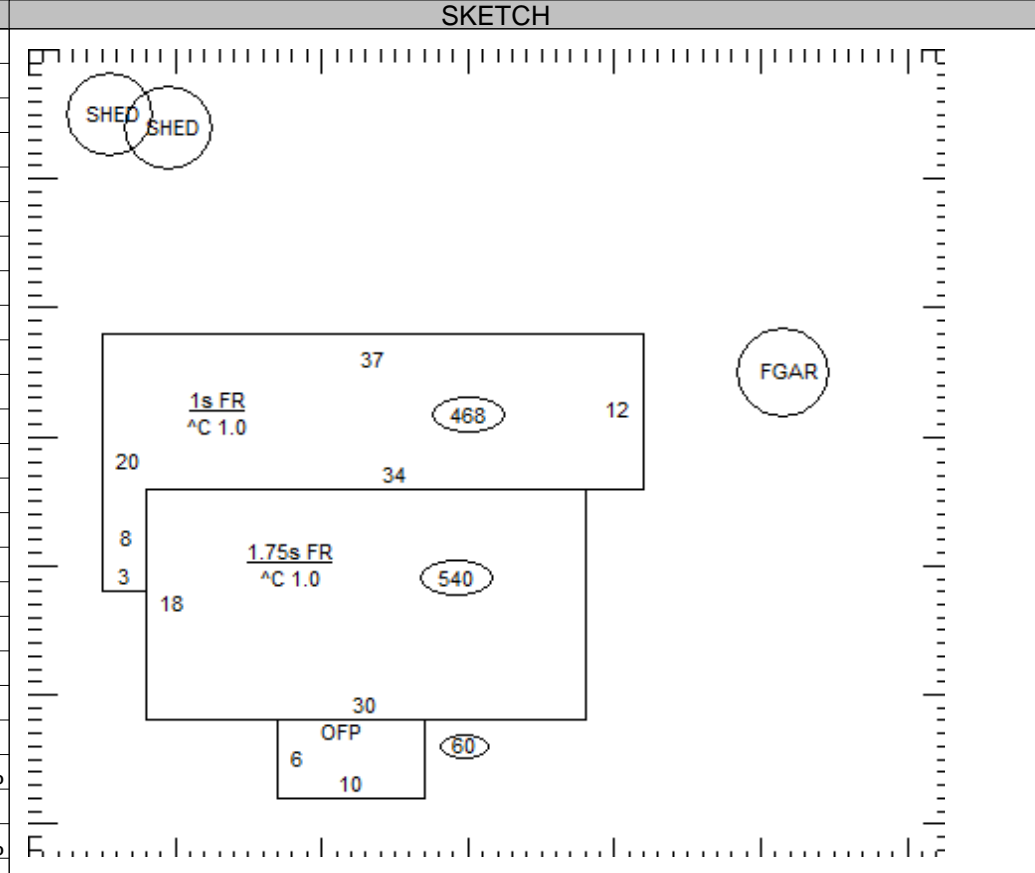
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS   4  2   
 BEDROOMS   1  2

**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	1008	FR	159,910
.75	405	FR	32,560
<b>SUBTOTAL</b>			192,470
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			0
EXTRA FEATURES			1,000
<b>SUBTOTAL</b>			193,470
GRADE FACTOR			85 %
<b>UNADJUSTED VALUE</b>			164,450
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.75	SK	1,413	D+		1900		A	164,450	50	82,230		78,100
1 Gar - Frame		10x26	260	C	23.70	1940		F	6,160	95	310		300
2 Shed	8	18x9	162	C	9.90	1940		F	1,600	95	80	DFLT50	0
3 Shed		6x6	36	C		1990		A		57			0
4													
5													
6													
7													
8													
9													
10													
11													

28-006700.0100 TOTAL 78,400

**COMMENTS**  
 1/2 VYNL SDG  
 Dwelling has an Economic Factor of 95%