31-005500.0200

MARION TWP / MARION SD

12-10-300-001

Property Class: 510

Neighborhood 009315-R150

Map: 03
Block:
Card: 16
Bk: Pg:

POST ANGELA W
POST ANGELA W
7589 SEBASTIAN RD
CELINA, OH 45822

LEGAL INFORMATION
SE COR N PT NW SW

RTS: 003-07-10
Acres:2.2780

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POST ANGELA W	7589 SEBASTIAN RD	CELINA	OH	45822	03/10/2021	0	QCE : X : 0	☐	☐
2	POST JAMES B & ANGELA W	7589 SEBASTIAN RD	CELINA	OH	45822	06/01/1993	10,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 09/20/2017 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	■ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
7589 SEBASTIAN RD, CELINA

COMMENT
TY2022:Net Gen=$3,771.50, Other Assessment=$0.00
DE17 INFORMALS CHG: RMV FN BSMNT, ADD GEOTHERMAL
DE17 ADD PAT & OFP/RVL DSKTP REV
DE09 RMV INC ON SHED
DE08 FDN ONLY ON SHED,ADD BSMNT FN
DE09 PER DATA MAILER REMOVE FIN BASEMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	30900		30,900 0
SM:Small Acreage	AC:1.278	8300		10,600 0
Total Acres: 2.2780			TOTAL	41,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	MISC	MISC				
APPRAISED VALUE	LAND	41,500	27,000	25,200	29,400				
	IMPR	346,600	242,100	221,800	213,500				
	TOTAL	388,100	269,100	247,000	242,900				
ASSESSED VALUE	LAND	14,530	9,450	8,820	10,290				
	IMPR	121,310	84,740	77,630	74,730				
	TOTAL	135,840	94,190	86,450	85,020				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	■	■	☐	☐	☐

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

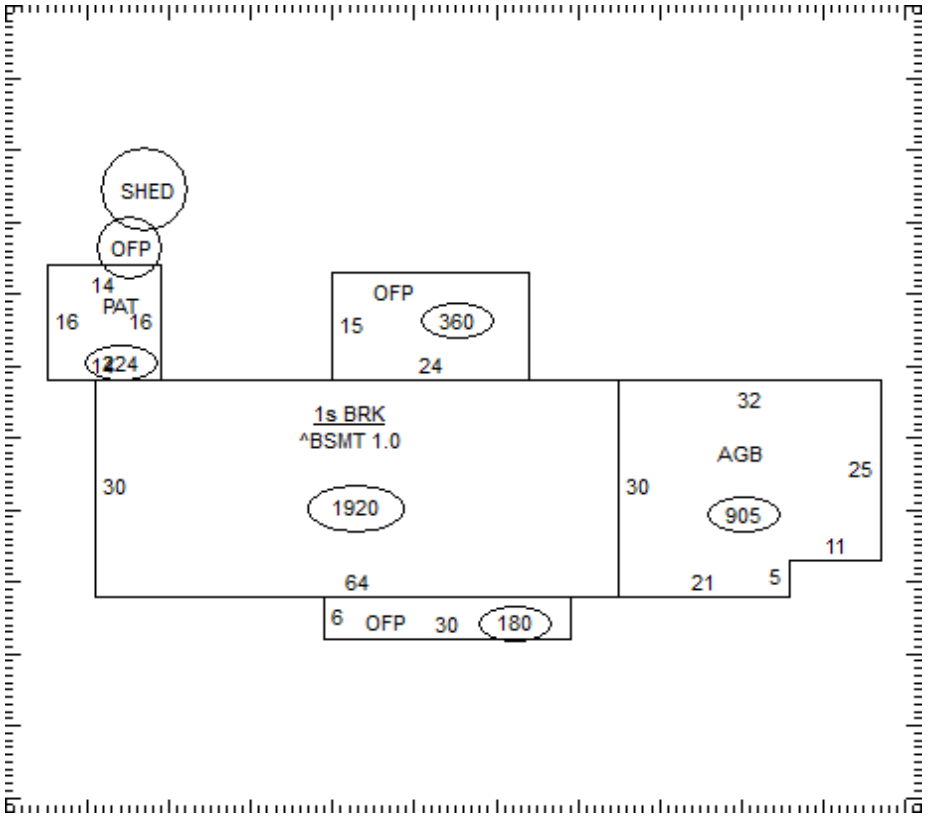
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES					

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		1		
X HALF BATH		1		
X FIXTURES		1		

FLOOR	AREA	CONST	VALUE
1	1920	BRK	245,320
BSMT	1920		27,460
SUBTOTAL			272,780
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,920 S.F.		3,170
PLUMBING #	6		7,260
GARAGES & CARPORTS			25,300
EXTRA FEATURES			9,600
SUBTOTAL			318,110
GRADE FACTOR			105 %
UNADJUSTED VALUE			334,020
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,920	C+		1994		A	334,020	24	253,860		342,700
1 Shed		24x16	384	C	7.70	2008		A	2,960	25	2,220		2,200
2 OFP		6x24	144	C	16.04	2008		A	2,310	25	1,730		1,700
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		346,600

31-005500.0200

COMMENTS

GEOTHERMAL HEAT
Dwelling has an Economic Factor of 135% (Rollback Basis=$373,600)