

Situs : 721 CENTENNIAL ST

Map ID: 20-028-00-009-01

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

CURRENT OWNER
HENSLEY ALAN J
HENSLEY LUCILLE M
288 EAST BEECH ST
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class Residential
Living Units
Neighborhood 73000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback:
Legal Descriptions:
LOT 7 SEC 1
Addl. Tieback:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	120 183		1.09	5	-15	40,470
								40,470

Total Acres: .5041 Legal Acres: 0.51 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,180	40,500	40,500	0	0
Building	94,960	271,300	271,300	0	0
Total	109,140	311,800	311,800	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2021	22,000		22,000
2022	22,000	135,600	157,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/02/22	R20210059	250,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/13/21	17,150	1-Land Only	U-Not Validated		WD-Warranty Deed	HUGHES JOHN

Entrance Information

Date	ID	Entry Code	Source
11/09/22	CC	3-Info At Door	1-Owner

Property Notes
Note Codes:

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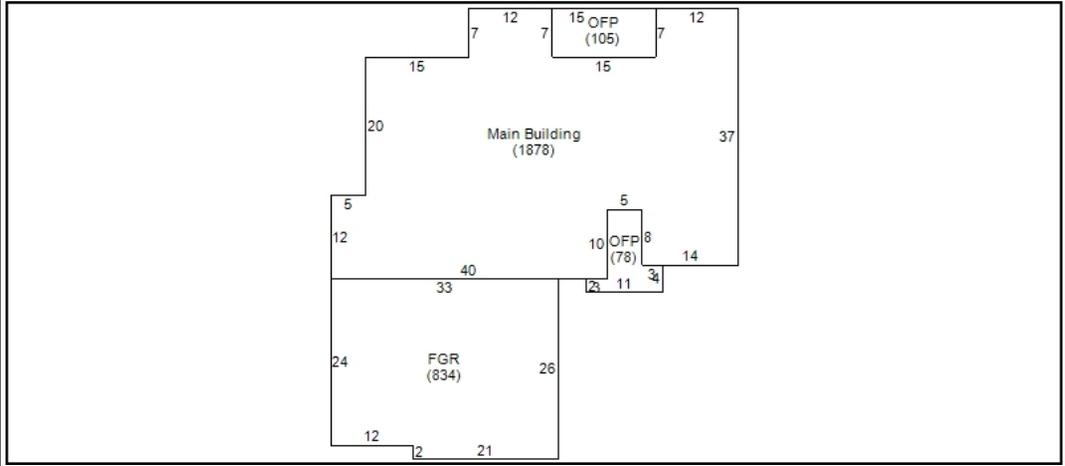
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Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2021	Half Baths 1
Eff Year Built	Add. Fixtures
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,878						
1			FGR		834						21,000
2			OFF		105						2,500
3			OFF		78						1,900

Dwelling Computations

Base Price	126,260	% Good	97
Plumbing	9,700	Market Adj	
Basement	32,700	Functional	
Heating	5,750	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	174,410	Additions	24,600
Ground Floor Area	1,878		
Total Living Area	1,878	Dwelling Value	271,280

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
3	OFC	BP	ADD DWELLING VALUE FOR 23, ADJUST LAND INFLUENCE, CLOSE PERMIT FOR 23
2	FLD		DWG 70% 1-1-22 (100%NOW); RECK'23.
1	OFC	NS	NEW SPLIT .5060 AC FROM 20-028-00-009-00 CONV#2751 7-13-21

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