06-008200.0000

CENTER TWP / CELINA SD

06-05-200-003

Property Class: 510

Neighborhood 009065-R150

Map: 03
Block:
Card: 16

Bk: Pg:

GUDORF BENJAMIN K & LAUREN M
GUDORF BENJAMIN K & LAUREN M
9676 CELINA MENDON RD
CELINA, OH 45822

LEGAL INFORMATION
PT SW NW NE

RTS: 003-05-05
Acres:2.7620

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GUDORF BENJAMIN K &	9676 CELINA MENDON RD	CELINA	OH	45822	10/06/2017	235,000	WDC : 686	☐	■
2	YOUNG BENJAMIN C & AMBER	9676 CELINA MENDON RD	CELINA	OH	45822	10/14/2015	213,000	WDC : 710	☐	■
3	GRAY NICHOLAS & PEREZ	9676 CELINA MENDON RD	CELINA	OH	45822	10/11/2013	165,000	WDC : 686	☐	■

X: ☐ TTO LISTER: CL DATE: 08/27/2004 TIME: 12:34:03 PM ■ LETTER ■ LETTER REC'D GIS CODE

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
9676 CELINA MENDON RD, CELINA

COMMENT
DE14 OFFICE NOTE ONLY- RMV HOMESTEAD
DE17 DESKTOP RVW CHG: ADD BW'S, RMV OFP, COR WDDK
TriDwell=110 TriOB=110 TriLand=110

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		18,200 0
SM:Small Acreage	AC:1.762	6800		13,200 0
Total Acres: 2.7620			TOTAL	31,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2014	2013	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	MISC	RAPP		
APPRAISED VALUE	LAND	31,400	28,500	28,600	28,600	27,000	27,000		
	IMPR	157,500	133,800	142,700	142,300	134,200	134,200		
	TOTAL	188,900	162,300	171,300	170,900	161,200	161,200		
ASSESSED VALUE	LAND	10,990	9,980	10,010	10,010	9,450	9,450		
	IMPR	55,130	46,830	49,950	49,810	46,970	46,970		
	TOTAL	66,120	56,810	59,960	59,820	56,420	56,420		

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	☐	☐	☐	☐	☐

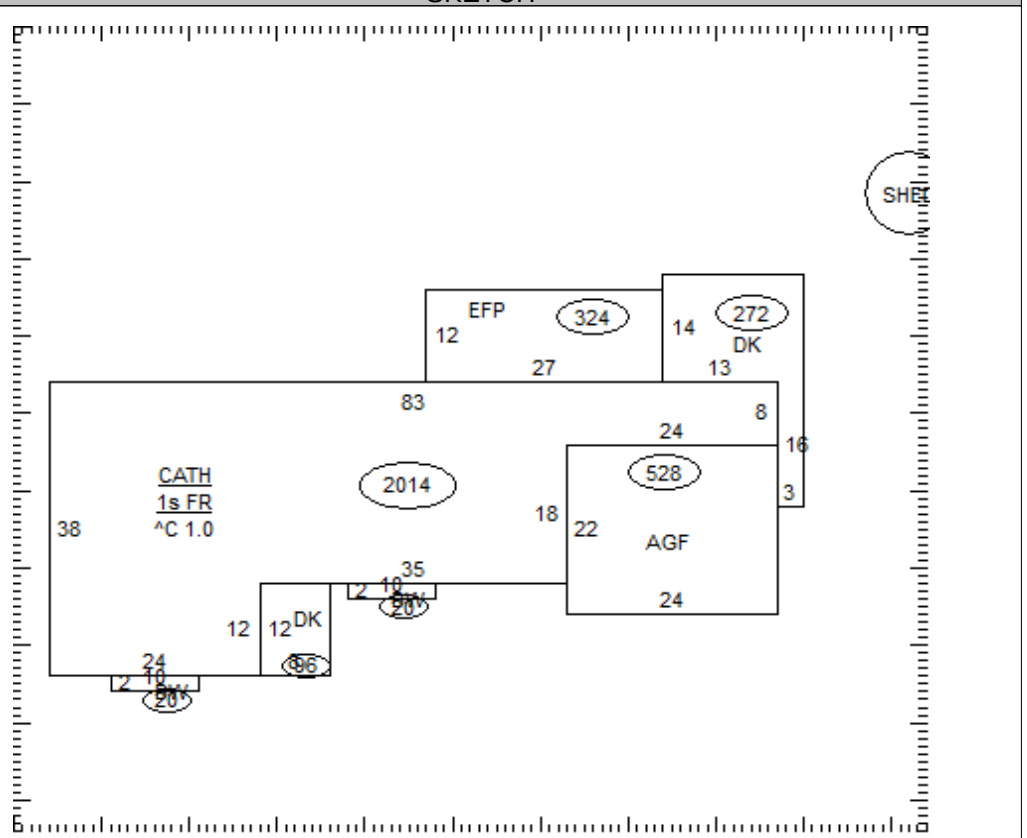
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES		1			

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					
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	2014	FR	139,490
SUBTOTAL			139,490
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	4		4,400
GARAGES & CARPORTS			8,700
EXTRA FEATURES			72,100
SUBTOTAL			228,690
GRADE FACTOR			107 %
UNADJUSTED VALUE			269,170
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,014	C		1971		A	269,170	35	174,960		157,500
1 Shed	NV*	12x20	240	C		1977		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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* Value Override Item

TOTAL 157,500

COMMENTS

76 L/F 4' HI BRICK TRIM
Dwelling has an Economic Factor of 90%

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CELINA, OH 45822

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PT SW NW NE

RTS: 003-05-05
Acres:2.7620

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BELL STEVEN & SHIRLEY	9676 CELINA MENDON RD	CELINA	OH	45822		0	: 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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☐ 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

9676 CELINA MENDON RD, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.7620					TOTAL		31,400	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
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☐ 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					
BEDROOMS					
FIREPLACES					

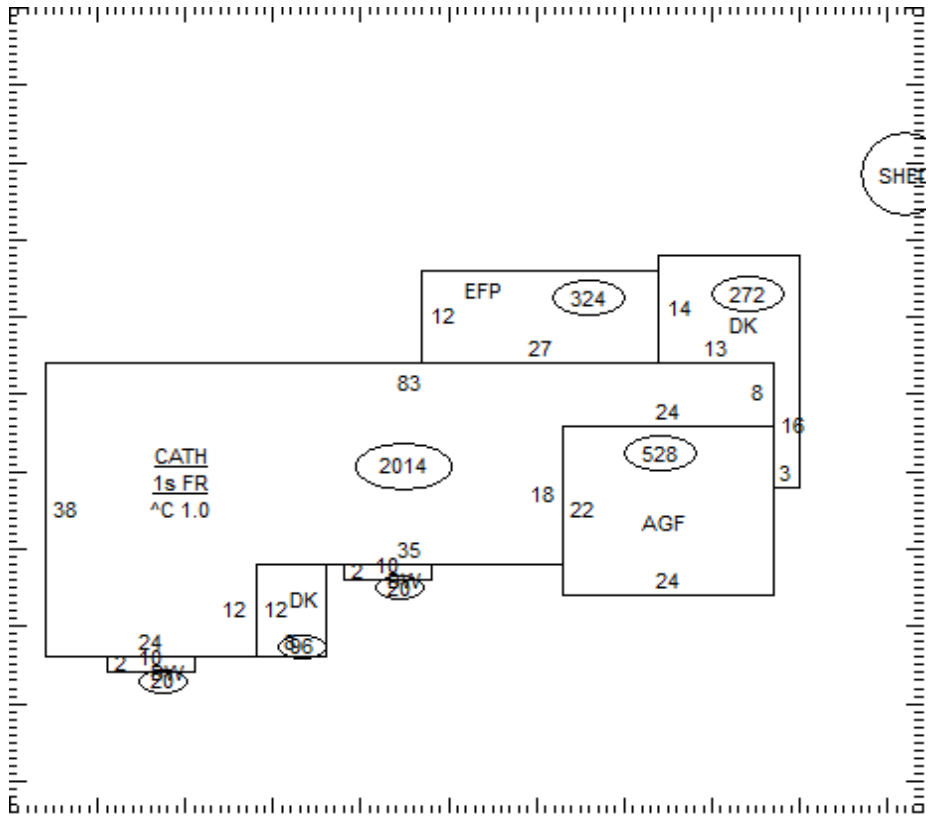
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

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		%

SKETCH



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													

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TOTAL 0

COMMENTS

76 L/F 4' HI BRICK TRIM