06-013300.0300

CENTER TWP / CELINA SD

06-07-100-005

Property Class: 510

Neighborhood 009065-R150

Map: 05
Block:
Card: 03

Bk: Pg:

TAYLOR KENT A & LORI A

TAYLOR KENT A & LORI A
6244 HASIS RD
CELINA, OH 45822

LEGAL INFORMATION

PT NE NW

RTS: 003-05-07
Acres:2.3990

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TAYLOR KENT A & LORI A	6244 HASIS RD	CELINA	OH	45822	08/19/2020	205,000	WDC : 577	☐	■
2	BACH JOSEPH P	6244 HASIS RD	CELINA	OH	45822	07/01/2014	160,000	WDC : 399	☐	■
3	MCGOWAN ROBERT J &	6244 HASIS RD	CELINA	OH	45822	08/20/1997	15,000	: A : 0	☐	■

X: ☐ TTO LISTER: JO DATE: 11/04/2004 TIME: 11:46:56 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

6244 HASIS RD, CELINA

COMMENT

TY2019:Net Gen=$2,119.04, Other Assessment=$4.00
DE15 REMOVE HOMESTEAD
DE17 DESKTOP RVW CHGS: add 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:1.399	6800		10,500 0
Total Acres: 2.3990			TOTAL	28,700 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2014	2013	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	MISC	RAPP		
APPRAISED VALUE	LAND	28,700	26,000	26,000	26,000	24,500	24,500		
	IMPR	128,200	116,800	120,800	119,800	113,000	113,000		
	TOTAL	156,900	142,800	146,800	145,800	137,500	137,500		
ASSESSED VALUE	LAND	10,050	9,100	9,100	9,100	8,580	8,580		
	IMPR	44,870	40,880	42,280	41,930	39,550	39,550		
	TOTAL	54,920	49,980	51,380	51,030	48,130	48,130		

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		5			
BEDROOMS		3			
FIREPLACES		1			

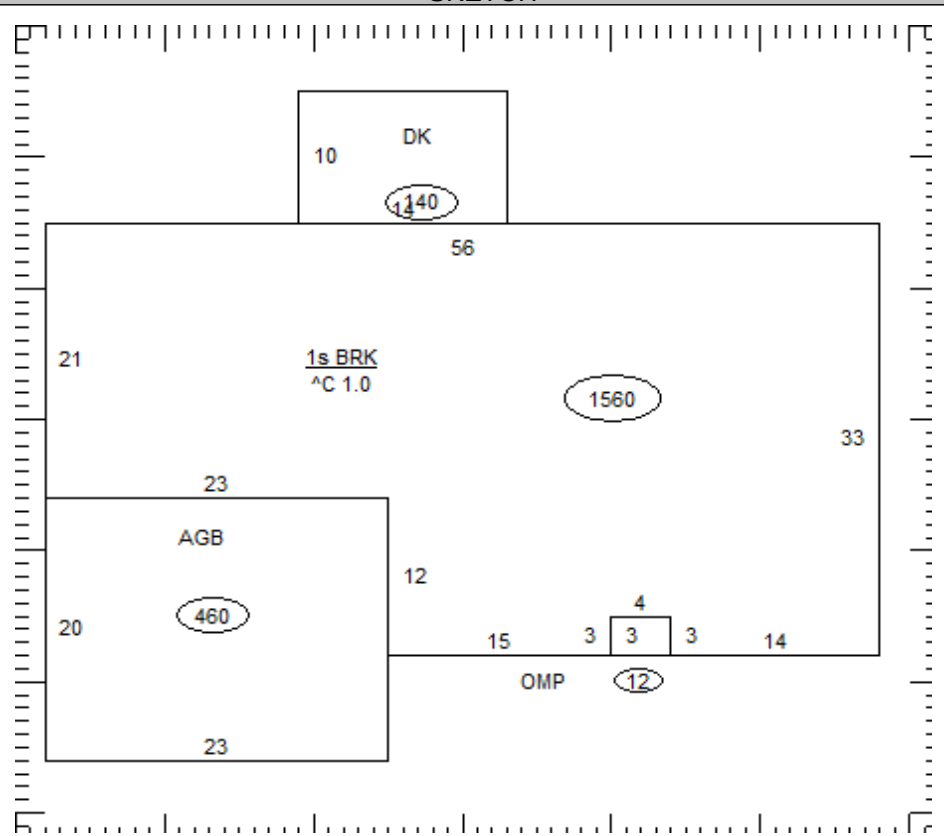
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1560	BRK	127,760

SUBTOTAL		127,760
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	1,560 S.F.	2,340
PLUMBING #	3	3,300
GARAGES & CARPORTS		8,600
EXTRA FEATURES		1,200
SUBTOTAL		0
GRADE FACTOR		110 %
UNADJUSTED VALUE		178,110
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,560	C+		2000		A	178,110	20	142,490		128,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-013300.0300

TOTAL 128,200

COMMENTS

Dwelling has an Economic Factor of 90%