27-453900.0000

ECKSTEIN ASHLEY N
ECKSTEIN ASHLEY N
604 ROYAL LN
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
06-31-180-002

LEGAL INFORMATION
LEFFLERS KINGSWOOD ADD

LOT#: 3

Property Class: 510
Neighborhood
27502708-03 -
Map: 02
Block: 01
Card: 63
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ECKSTEIN ASHLEY N	604 ROYAL LN	CELINA	OH	45822	12/03/2019	236,600	WDC : 834	☐	■
2	LANGE JOEL J & BROOK A	604 ROYAL LN	CELINA	OH	45822	04/14/2016	191,000	WDC : 234	☐	■
3	STRAWN DENNIS R & BETTY K	604 ROYAL LN	CELINA	OH	45822	08/03/2004	87,100	WDC : A : 0	☐	■

X: ☐ TTO LISTER: DATE: 04/04/2011 TIME: 12:00:00 AM ☐ 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
604 ROYAL LN, CELINA

COMMENT
TY2019:Net Gen=$2,631.98, Other Assessment=$0.00
DE17 SHED PP/ ABMNT NULL
DE11 ADD OFP
TriDwell=120 TriOB=120 TriLand=120

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F125 D110	ST260 DP85 ADJ221		33,100 0
			TOTAL	33,100 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011	2011			
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	33,100	27,600	29,000	27,600	23,900			
	IMPR	184,700	158,400	150,100	143,000	160,900			
	TOTAL	217,800	186,000	179,100	170,600	184,800			
ASSESSED VALUE	LAND	11,590	9,660	10,150	9,660	8,370			
	IMPR	64,650	55,440	52,540	50,050	56,320			
	TOTAL	76,240	65,100	62,690	59,710	64,690			

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			

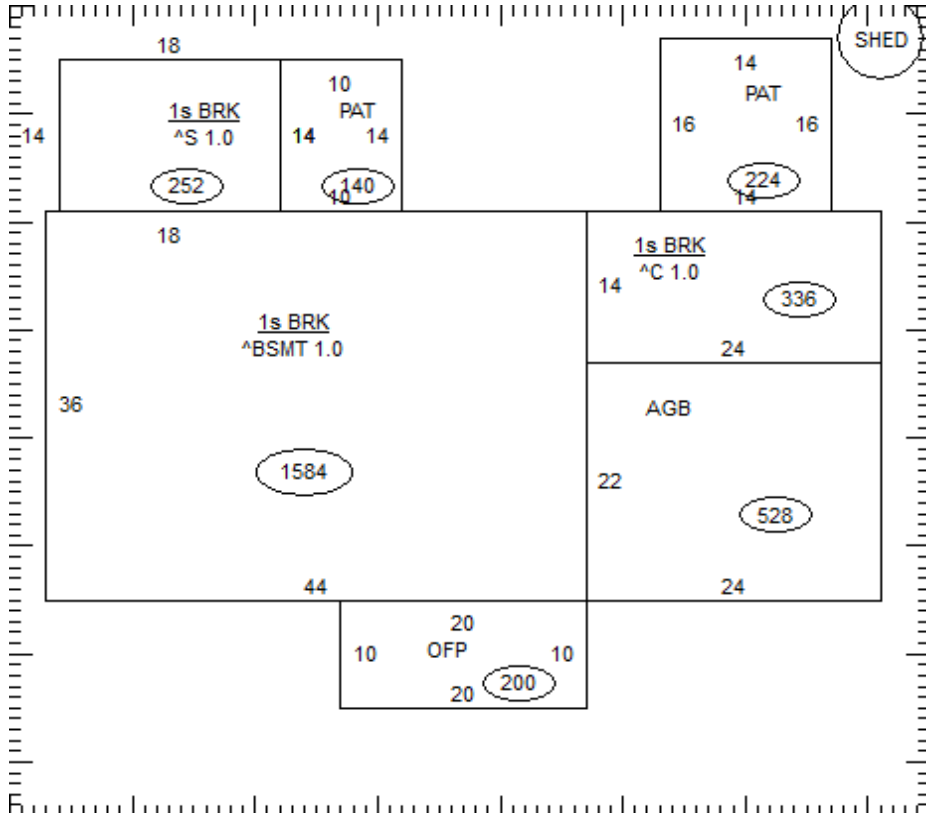
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	■	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2172	BRK	158,600
BSMT	1584		20,590

SUBTOTAL		179,190
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	2,172 S.F.	3,260
PLUMBING #	3	3,300
GARAGES & CARPORTS		9,800
EXTRA FEATURES		3,900
SUBTOTAL		0
GRADE FACTOR		115 %
UNADJUSTED VALUE		280,760
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,172	B-		1974		A	280,760	30	196,530		184,700
1 Shed		12x12	144	C		2016		A		4			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 184,700

COMMENTS

Dwelling has an Economic Factor of 94%

27-453900.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-180-002

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Neighborhood 27502708-03 -

Map: 02
Block: 01
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Bk: Pg:

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CELINA, OH 45822

LEGAL INFORMATION
LEFFLERS KINGSWOOD ADD

LOT#: 3

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1	WELLS FARGO BANK	3 ADA	IRVINE	CA	92618	03/30/2004	86,000	WDC : A : 0	☐	■
2	FREEWALT PHYLLIS	604 ROYAL LN	CELINA	OH	45822	12/22/1999	0	: X : 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

604 ROYAL LN, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		33,100	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
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
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☐ 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	☐	☐	☐	☐	☐

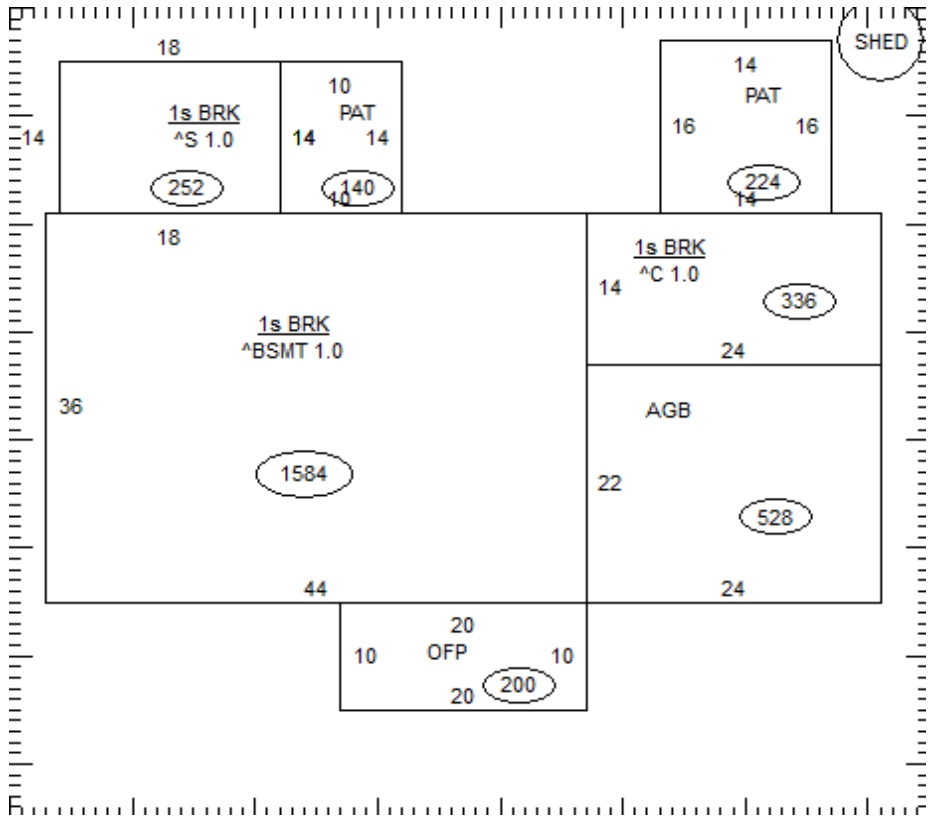
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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													

27-453900.0000

TOTAL 0

COMMENTS