26-180600.0000

JEFFERSON TWP / CELINA SD

09-04-302-006

Property Class: 510

Neighborhood 265LA50-LA50

Map: 08
Block: 08
Card: 56

Bk: Pg:

SMELSER GRACE ADELLE
SMELSER GRACE ADELLE
104 CELINA ST
CELINA, OH 45822

LEGAL INFORMATION
HIGHLAND PARK
ALSO LOT 139
RTS: 003-06-04 LOT#: 138

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SMELSER GRACE ADELLE	104 CELINA ST	CELINA	OH	45822	12/28/1995	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 05/25/2005 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
114 MERCER ST, CELINA

COMMENT
TY2019:Net Gen=$1,510.62, Other Assessment=$0.00
DE17 ADDED LOTS TOGETHER//HSE SITS ON BOTH
TriDwell=113 TriOB=113 TriLand=113

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F84 D150	ST350 DP100 ADJ350		33,200 0
			TOTAL	33,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2014	2011			
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	33,200	29,400	33,300	16,600	15,500			
	IMPR	88,300	73,000	71,300	71,300	66,600			
	TOTAL	121,500	102,400	104,600	87,900	82,100			
ASSESSED VALUE	LAND	11,620	10,290	11,660	5,810	5,430			
	IMPR	30,910	25,550	24,960	24,960	23,310			
	TOTAL	42,530	35,840	36,620	30,770	28,740			

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		6	1		
BEDROOMS		2	1		
FIREPLACES		1			

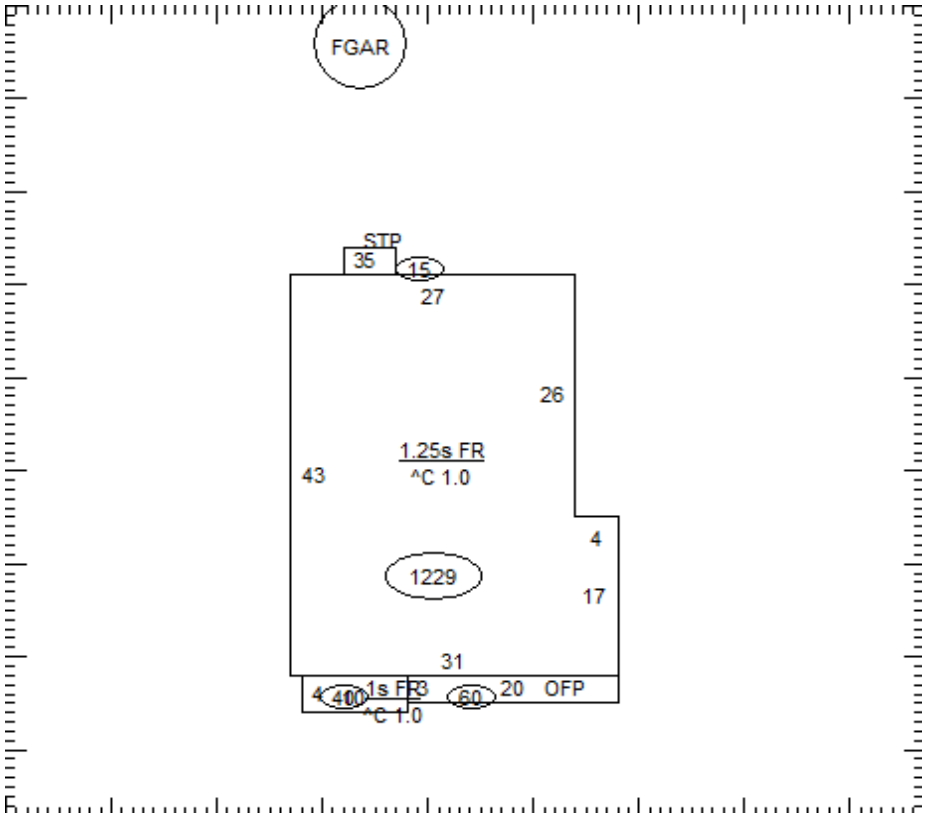
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1269	FR	106,620
.25	307	FR	19,610

SUBTOTAL		126,230
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 #	2	2,200
GARAGES & CARPORTS		0
EXTRA FEATURES		1,000
SUBTOTAL		0
GRADE FACTOR		107 %
UNADJUSTED VALUE		161,330
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,576	C		1890		F	161,330	50	80,670		71,800
1 Gar - Frame		29x48	1,392	C	16.91	1996		F	26,600	38	16,490		16,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 88,300

COMMENTS

Dwelling has an Economic Factor of 89%