27-043900.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

09-05-107-023

Property Class: 510

Neighborhood 27502719-01 -

Map: 05
Block: 11
Card: 33

Bk: Pg:

MINARIK-BINION CHRISTOPHER W

MINARIK-BINION CHRISTOPHER W
1701 E LIVINGSTON ST
CELINA, OH 45822

LEGAL INFORMATION

NICHOLSONS EDGEWATER PARK
GARDENS #2 ALSO W 1/2 LOT 137
LOT#: 116 & 117

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MINARIK-BINION	1701 E LIVINGSTON ST	CELINA	OH	45822	04/19/2021	86,000	WDC : 283	☐	■
2	STEPHENS SCOTT & JOAN	7351 STAEGER RD	CELINA	OH	45822	08/11/2020	31,500	WDC : 547	☐	☐
3	GARRITY TERRY J	1701 LIVINGSTON ST	CELINA	OH	45822	05/18/2007	59,900	WDC : A-M : 325	☐	☐

X: ☐ TTO LISTER: DATE: 02/10/2011 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

1701 E LIVINGSTON ST,

COMMENT

TY2020:Net Gen=$800.68, Other Assessment=$0.00
DE16 ADDED LOTS TOGETHER
DE16 DESKTOP RVW CHG: CHG OFP TO STP
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F43 D60	ST190 DP63 ADJ120		5,500 0
F:Front	F60 D62	ST190 DP64 ADJ122		7,700 0
			TOTAL	13,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2016	2014	2011	2011	
REASON FOR CHANGE		RAPP	RAPP	MISC	MISC	RAPP	RAPP	REMB	
APPRAISED VALUE	LAND	13,200	12,500	12,500	12,500	4,900	4,900	4,500	
	IMPR	47,100	43,000	39,400	39,600	33,000	33,000	25,000	
	TOTAL	60,300	55,500	51,900	52,100	37,900	37,900	29,500	
ASSESSED VALUE	LAND	4,620	4,380	4,380	4,380	1,720	1,720	1,580	
	IMPR	16,490	15,050	13,790	13,860	11,550	11,550	8,750	
	TOTAL	21,110	19,430	18,170	18,240	13,270	13,270	10,330	

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	☐	☐	☐	☐	☐

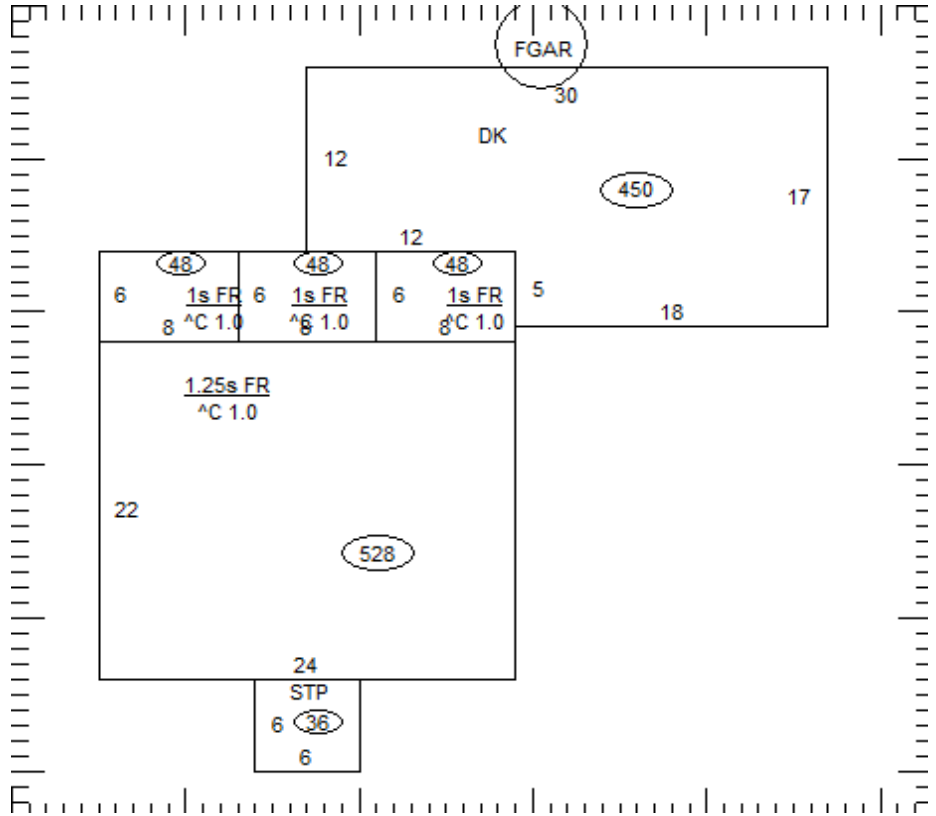
ACCOMMODATIONS					
# OF ROOMS		4	1		
BEDROOMS		1	1		
FIREPLACES					

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
1	672	FR	77,990
.25	132	FR	11,640
SUBTOTAL			89,630
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	804 S.F.		-2,010
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			3,200
SUBTOTAL			90,820
GRADE FACTOR			104 %
UNADJUSTED VALUE			99,180
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	804	C-		1948		A	99,180	45	54,550		40,900
1 Gar - Frame		22x30	660	C	16.91	1990		A	11,720	47	6,210		6,200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-043900.0000

TOTAL 47,100

COMMENTS

92 DUPL ABMT RMVD 8/29/02
Dwelling has an Economic Factor of 75%

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LOT#: 116 & 117

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POORE PHILLIP E	1701 E LIVINGSTON ST	CELINA	OH	45822	10/16/2006	44,500	WDC : A-M : 830	☐	☐
2	GLASCOCK LINDA A	2724 JESSUP RD	CINCINNATI	OH	45239	09/30/1987	12,500	: A : 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
1701 E LIVINGSTON ST,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		13,200	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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☐ 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					

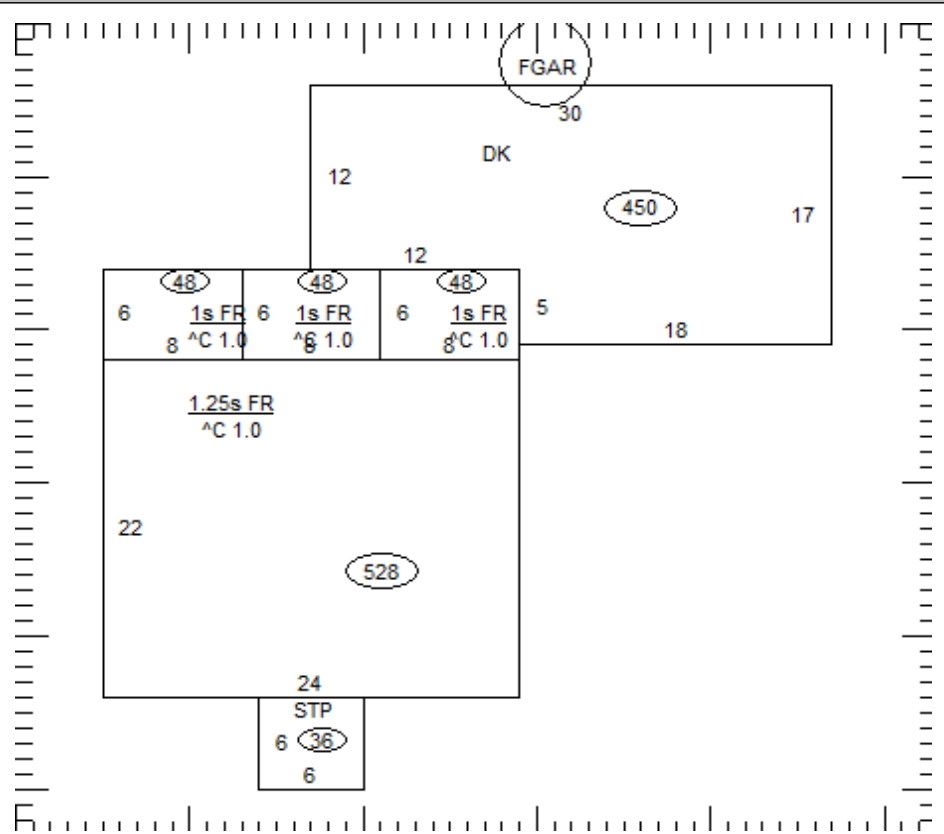
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

27-043900.0000

TOTAL 0

COMMENTS

92 DUPL ABMT RMVD 8/29/02