27-118600.0000

REESE JOSHUA A & SIERRA A
REESE JOSHUA A & SIERRA A
210 S MILL ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-279-002

LEGAL INFORMATION
OLD PLAT
CENTER PT
LOT#: 404

Property Class: 510
Neighborhood
27502720-01 -
Map: 04
Block: 07
Card: 14
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REESE JOSHUA A & SIERRA A	210 S MILL ST	CELINA	OH	45822	03/11/2021	81,000	WDC : 178	☐	■
2	ROLFES BARRY J & KAREN S	5483 MILLER RD	CELINA	OH	45822	05/23/2016	63,000	WDC : 330	☐	■
3	KEY SAMUEL S TRUSTEE	907 NOBLE RD	ST MARYS	OH	45885	01/29/2002	95,000	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 04/26/2005 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
210 S MILL ST, CELINA

COMMENT
TY2020:Net Gen=$1,092.44, Other Assessment=$0.00
DE15 ADD FULL BATH PER DATA MAILER
DE09 CORR PLMG PER DATA MAILER
TriDwell=124 TriOB=124 TriLand=124

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D66	ST190 DP67 ADJ127		6,300 0
			TOTAL	6,300 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2015	2014	2011	2009		
REASON FOR CHANGE		RAPP	RAPP	NC	RAPP	RAPP	MISC		
APPRAISED VALUE	LAND	6,300	5,100	5,100	5,100	5,100	4,700		
	IMPR	73,800	54,400	52,100	50,300	50,300	48,500		
	TOTAL	80,100	59,500	57,200	55,400	55,400	53,200		
ASSESSED VALUE	LAND	2,210	1,790	1,790	1,790	1,790	1,650		
	IMPR	25,830	19,040	18,240	17,610	17,610	16,980		
	TOTAL	28,040	20,830	20,030	19,400	19,400	18,630		

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	■	☐	☐	☐	☐

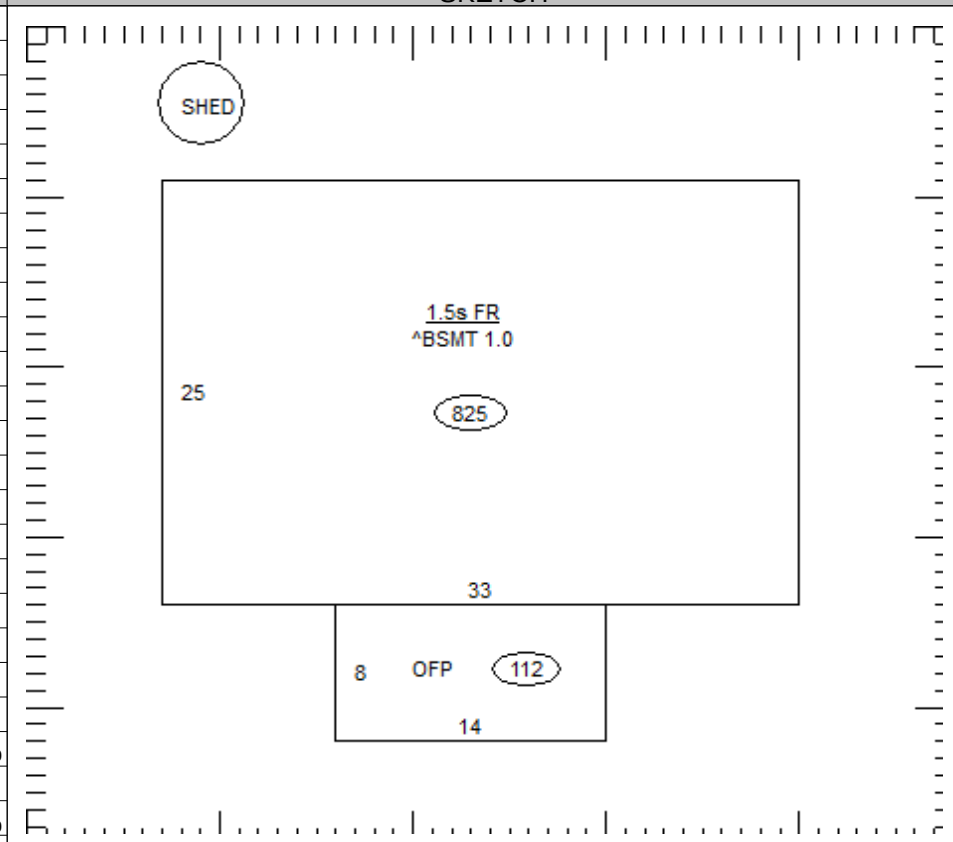
ACCOMMODATIONS					
# OF ROOMS		3	3		
BEDROOMS			3		
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	825	FR	84,980
.5	412	FR	27,890
BSMT	825		10,730
SUBTOTAL			123,600
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		0 S.F.	0
PLUMBING #		3	3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			1,600
SUBTOTAL			128,500
GRADE FACTOR			104 %
UNADJUSTED VALUE			165,710
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,237	C-		1942		A	165,710	45	91,140		73,800
1 Shed		4x8	32	C		1990		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		73,800

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COMMENTS

Dwelling has an Economic Factor of 81%