27-070800.0000

ROSENBECK AARON JAMES
ROSENBECK AARON JAMES
122 W WARREN ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-284-002

LEGAL INFORMATION
OLD PLAT
LOT NO 101 E PT
LOT#: 00101

Property Class: 510
Neighborhood
27502720-01 -
Map: 04
Block: 08
Card: 107
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROSENBECK AARON JAMES	122 W WARREN ST	CELINA	OH	45822	03/22/2022	85,000	WDC : 183	☐	■
2	DULEBOHN HAROLD	122 WARREN ST	CELINA	OH	45822	12/23/2008	57,000	WDC : A : 829	☐	☐
3	STEINBRUNNER CONNIE K	122 W WARREN ST	CELINA	OH	45822		0	: 0	☐	☐

X: ☐ TTO LISTER: DATE: 09/28/2011 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
122 W WARREN ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-070800.000K
(TY2021 L=0; B=27,100; T=27,100)
TY2021:Net Gen=$630.64, Other Assessment=$429.62
2004 BASE VALUES:L:$5830 B:$33970 T:$39800
2020 DUPL VALUES:L:$8100 B:$58800 T:$66,900
DE16 DESKTOP RVW CHG: ADD .5 STRY OVER GAR
TAX INCENTIVE: TF505
TriDwell=124 TriOB=124 TriLand=124

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F41 D105	ST190 DP83 ADJ158		8,100 0
			TOTAL	5,830 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2020	* 2017	* 2014	* 2011	* 2009			
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	5,830	5,830	5,830	5,830	5,830			
	IMPR	33,970	33,970	33,970	33,970	33,970			
	TOTAL	39,800	39,800	39,800	39,800	39,800			
ASSESSED VALUE	LAND	2,040	2,040	2,040	2,040	2,040			
	IMPR	11,890	11,890	11,890	11,890	11,890			
	TOTAL	13,930	13,930	13,930	13,930	13,930			

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	■	☐	☐	☐	☐

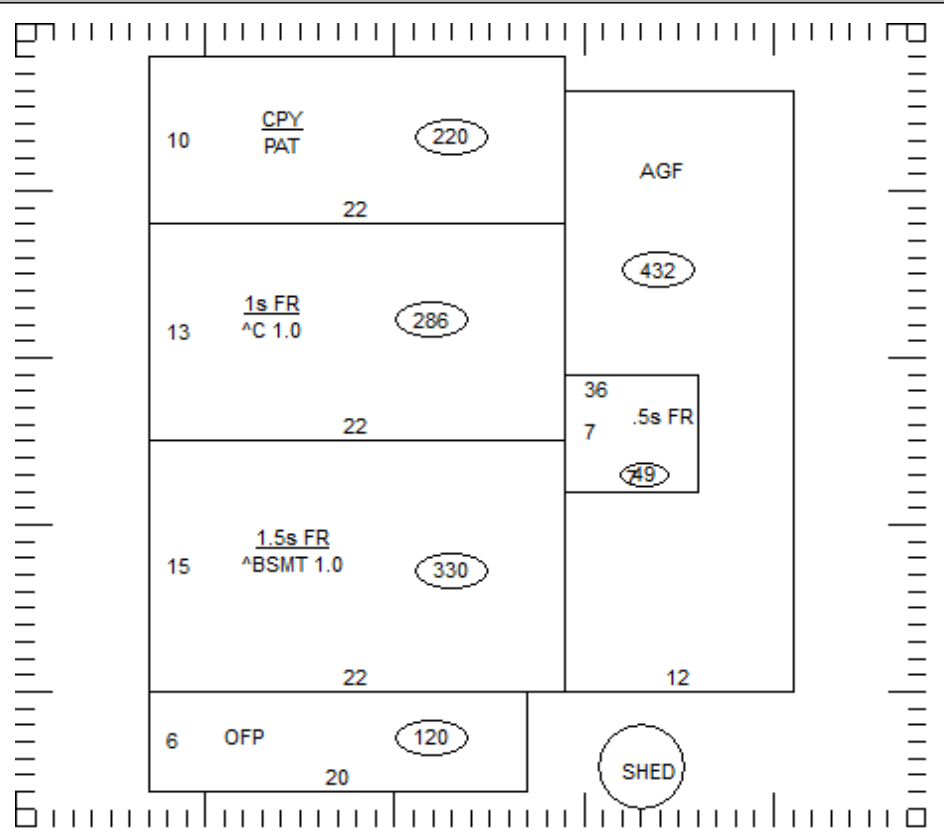
ACCOMMODATIONS					
# OF ROOMS		3	2		
BEDROOMS			2		
FIREPLACES					

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		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	616	FR	71,490
.5	190	FR	13,630
BSMT	330		4,290
SUBTOTAL			89,410
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 #	2		2,200
GARAGES & CARPORTS			7,100
EXTRA FEATURES			3,600
SUBTOTAL			102,310
GRADE FACTOR			104 %
UNADJUSTED VALUE			131,940
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	806	C-		1947		A	131,940	45	72,570		58,800
1 Shed	PP	0x0		C		1990		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL *33,970

COMMENTS

Dwelling has an Economic Factor of 81%