27-448700.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-180-026

Property Class: 510

Neighborhood 27502708-03 -

Map: 02
Block: 01
Card: 82

Bk: Pg:

WESTGERDES DYLAN J & LOWRY STEFANIE N
WESTGERDES DYLAN J & LOWRY STEFANIE N
1440 JEFFERSON AVE
CELINA, OH 45822

LEGAL INFORMATION
BEECHWOOD HTS STAUFFER SUB
LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WESTGERDES DYLAN J &	1440 JEFFERSON AVE	CELINA	OH	45822	05/05/2022	310,000	WDC : 293	☐	■
2	HODGE MATTHEW R & JENNA	1140 JEFFERSON AVE	CELINA	OH	45822	05/08/2014	174,000	WDC : 249	☐	■
3	WOESTE ERICK J &	1140 JEFFERSON	CELINA	OH	45822	10/11/2011	165,000	WDC : A : 527	☐	■

X: ☐ TTO LISTER: BTC DATE: 08/20/2008 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

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F130 D140	ST260 DP96 ADJ250		39,000 0
			TOTAL	39,000 0

PROPERTY LOCATION
1140 JEFFERSON AVE, CELINA

COMMENT
TY2021:Net Gen=$3,554.16, Other Assessment=$0.00
DE08 NOH ADD SHED,MINOR REMODEL
DE11 RMV BOR FNC
DE22 PER SOC MEDIA LISTING; ADD FN BSMNT, CHG 1/2 TO FULL BATH, EXPAND PATIO
TriDwell=120 TriOB=120 TriLand=120

VALUATION SUMMARY

		2022	2020	2017	2016	2014	2011	2011	
VALUE YEAR		2022	2020	2017	2016	2014	2011	2011	
REASON FOR CHANGE		NC	RAPP	RAPP	MISC	RAPP	MISC	RAPP	
APPRAISED VALUE	LAND	39,000	39,000	32,500	34,100	34,100	32,500	32,500	
	IMPR	199,300	180,400	150,500	145,400	145,500	138,600	116,600	
	TOTAL	238,300	219,400	183,000	179,500	179,600	171,100	149,100	
ASSESSED VALUE	LAND	13,650	13,650	11,380	11,940	11,940	11,380	11,380	
	IMPR	69,760	63,140	52,680	50,890	50,930	48,510	40,810	
	TOTAL	83,410	76,790	64,060	62,830	62,870	59,890	52,190	

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	■	☐	☐	☐	☐

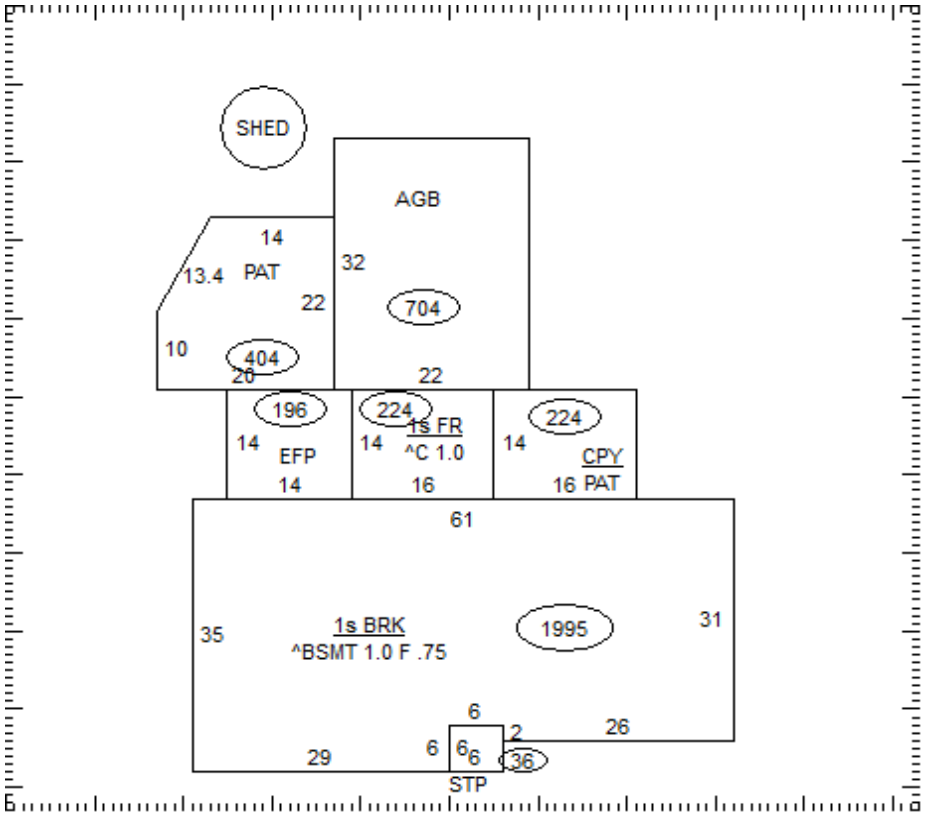
ACCOMMODATIONS					
# OF ROOMS	2		7		
BEDROOMS			3		
FIREPLACES	1		1		

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	224	FR	15,080
1	1995	BRK	143,680
BSMT	1995		25,940
SUBTOTAL			184,700
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,496 S.F.		19,450
FIREPLACE #	2		8,000
HEATING	0 S.F.		0
AIR COND	3,715 S.F.		5,570
PLUMBING #	3		3,300
GARAGES & CARPORTS			13,100
EXTRA FEATURES			8,300
SUBTOTAL			242,420
GRADE FACTOR			115 %
UNADJUSTED VALUE			334,540
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,219	B-		1956		A	334,540	37	210,760		198,100
1 Shed		13x14	182	D	7.20	2007		A	1,570	22	1,220		1,200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 199,300

COMMENTS

NEW ROOF '97
Dwelling has an Economic Factor of 94%

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1	LAFFIN JASON B & KATHRYN	1140 JEFFERSON ST	CELINA	OH	45822	04/04/2006	140,000	QCC : A : 254	☐	☐
2	MORGAN LOIS	1140 JEFFERSON AVE	CELINA	OH	45822	06/16/1993	110,500	: 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
1140 JEFFERSON AVE, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		39,000	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	☐	☐	☐	☐	☐

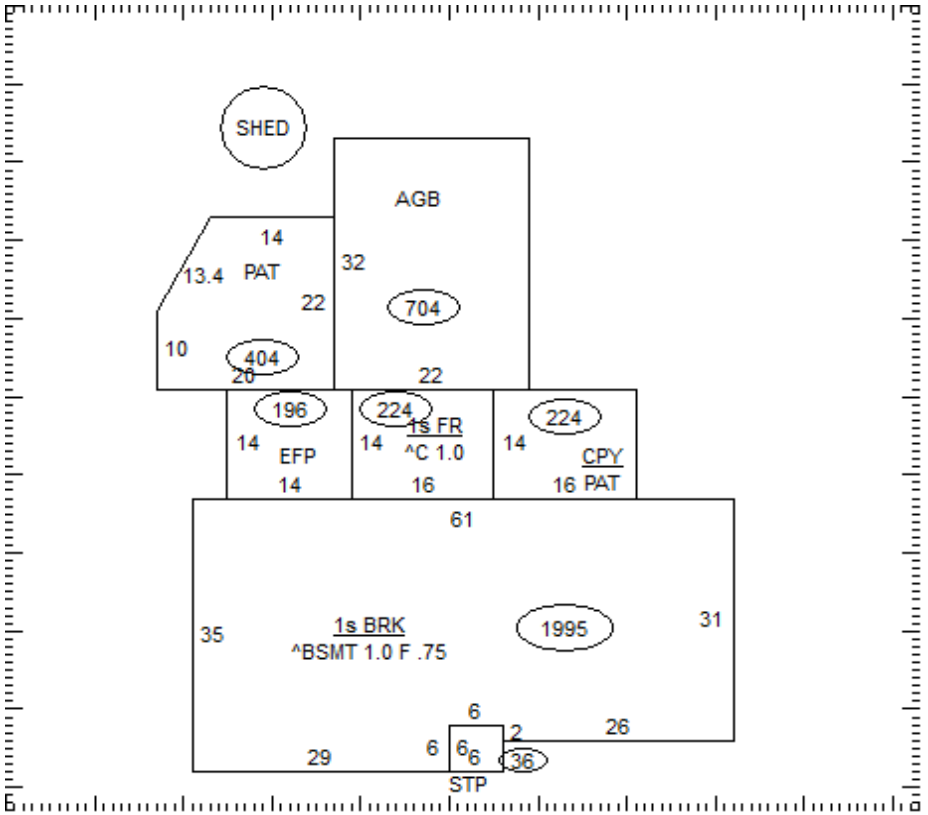
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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													

27-448700.0000

TOTAL 0

COMMENTS