

Property Class: 510

Neighborhood  
009065-R150

Map:

Block:

Card:

Bk: Pg:

CENTER TWP / CELINA SD

06-04-100-009

06-005900.0200

**BLEDSOE JOSEPH A & STEPHANIE A**  
BLEDSOE JOSEPH A & STEPHANIE A  
9944 CELINA MENDON RD  
CELINA, OH 45822  
Created in 2009 From 06-005900.0000 due to Split

**LEGAL INFORMATION**  
COR NE NW  
  
RTS: 003-05-04  
Acres:2.1560

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BLEDSOE JOSEPH A &	9944 CELINA MENDON RD	CELINA	OH	45822	11/23/2020	240,000	WDC : 873	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GERMANN TYLER D &	9944 CELINA MENDON RD	CELINA	OH	45822	01/21/2015	146,000	WDC : 32	<input type="checkbox"/>	<input type="checkbox"/>
3	HARNER MICHAEL G &	7701 MERCER RD	MENDON	OH	45862	11/05/2009	110,000	WDC : A : 654	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: JL DATE: 06/02/2014 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE MINOR SUB

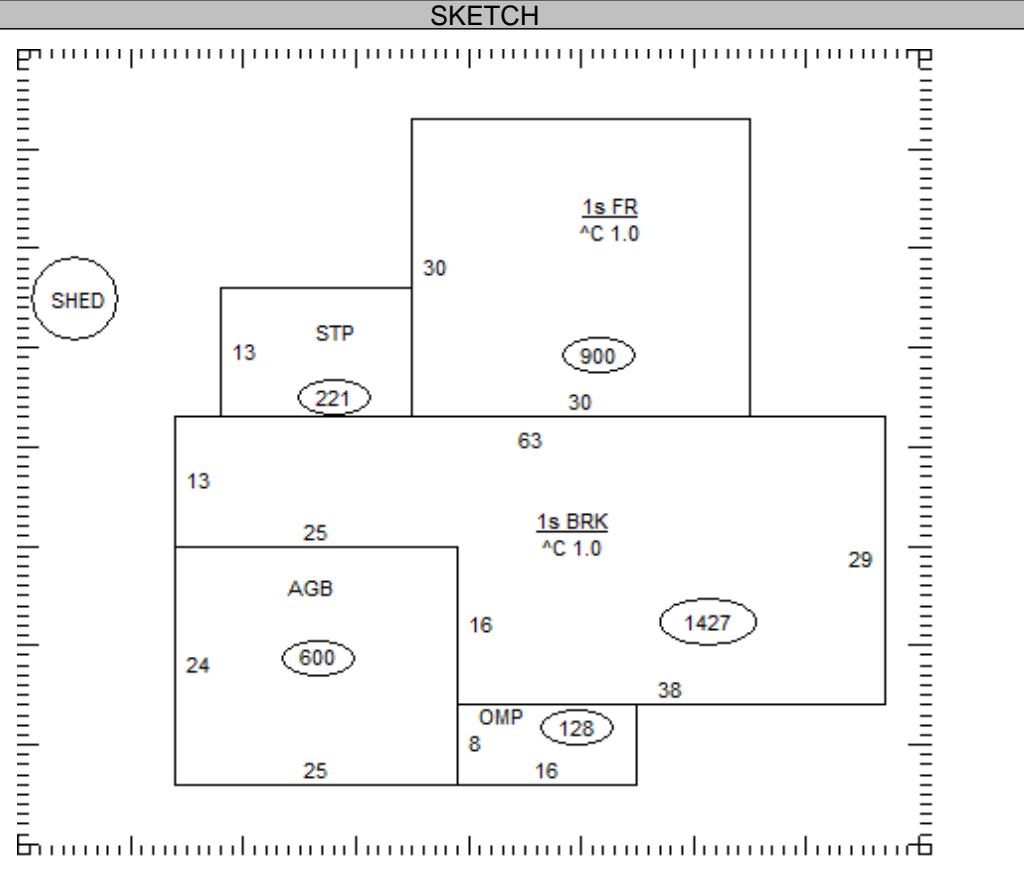
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	9944 CELINA MENDON RD		
<b>COMMENT</b>								
TY2022:Net Gen=\$3,005.54, Other Assessment=\$2.00 DE14 ADD ADDTN DE17 DESKTOP RVW CHG: OFP TO OMP								

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	18150				18,200 0
SM:Small Acreage	AC:1.156	8300				9,600 0
Total Acres: 2.1560					TOTAL	27,800 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	27,800	26,800	24,400	24,200	
VALUE	260,600	159,200	134,600	135,100	
	<u>TOTAL</u>	186,000	159,000	159,300	
ASSESSSED	9,730	9,380	8,540	8,470	
VALUE	91,210	55,720	47,110	47,290	
	<u>TOTAL</u>	65,100	55,650	55,760	

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	900	FR	99,900
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	1	1427	BRK	169,470
<b>BUILDING TYPE</b>		<input checked="" type="checkbox"/> ALM/VYNL					
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN			<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>			<input type="checkbox"/> STONE				
<b>ROOFING</b>		<b>ROOF TYPE</b>					
<input checked="" type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT				

<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>	269,370	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	100%	
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	2,327 S.F.	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	7	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	16,800	
<b>ACCOMMODATIONS</b>								EXTRA FEATURES	4,600
# OF ROOMS		2	5				SUBTOTAL	303,080	
BEDROOMS		2	3				GRADE FACTOR	105 %	
FIREPLACES							UNADJUSTED VALUE	318,230	
<b>HEAT &amp; AC</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	FACTOR	100 %	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>PLUMBING</b>				<b>BASE</b>		<input checked="" type="checkbox"/>			
X FULL BATH			2						
X HALF BATH									
X FIXTURES			1						



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,327	C+		1977	2013	A	318,230	22	248,220		260,600
1 Shed	PP	10x12	120	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-005900.0200

TOTAL 260,600

**COMMENTS**

Dwelling has an Economic Factor of 105% (Rollback Basis=\$278,800)