

CENTER TWP / CELINA SD

06-04-100-003

Property Class: 510

Neighborhood

009065-R150

Map: 03

Block:

Card: 05

Bk: Pg:

06-006100.0000

JOHNSMAN ADAM P & JULIE B

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9890 CELINA MENDON RD

CELINA, OH 45822

LEGAL INFORMATION

NE COR E 1/2 W 1/2 NW

RTS: 003-05-04

Acres:1.5200

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JOHNSMAN ADAM P & JULIE B	9890 CELINA MENDON RD	CELINA	OH	45822	06/08/2023	268,000	WDC : 318	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BALLINGER DOYLE &	1017 CLOVER LN	CELINA	OH	45822	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature TTO LISTER: CL DATE: 08/27/2004 TIME: 09:57:31 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" 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	9890 CELINA MENDON RD, CELINA COMMENT TY2022:Net Gen=\$2,125.82, Other Assessment=\$2.00 TTO

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:0.52	8500				4,400	0	
Total Acres: 1.5200					TOTAL	22,600	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	MISC	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 22,600	18,200	16,500				
	<u>IMPR</u> 212,400	138,300	118,600				
	<u>TOTAL</u> 235,000	156,500	135,100				
ASSESSED VALUE	<u>LAND</u> 7,910	6,370	5,780				
	<u>IMPR</u> 74,340	48,410	41,510				
	<u>TOTAL</u> 82,250	54,780	47,290				

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TR	<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK
BUILDING TYPE		<input type="checkbox"/> METAL	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> SHINGLES	<input type="checkbox"/> STONE
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/>	<input type="checkbox"/> SHAKES	
<input type="checkbox"/>		<input type="checkbox"/> COMPOSITE	

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE	<input type="checkbox"/> HIP	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> SHINGLES	<input type="checkbox"/> MANSARD	<input type="checkbox"/> FLAT
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> SHAKES	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> COMPOSITE			

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

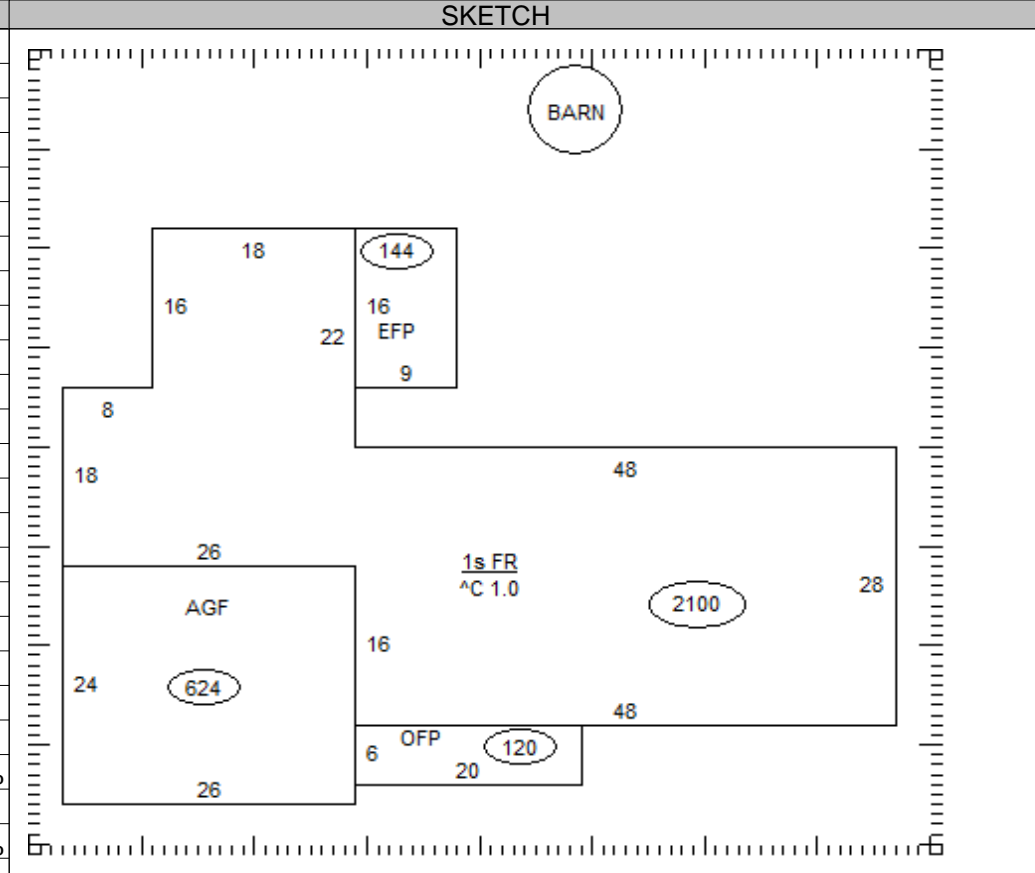
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS		7				
BEDROOMS		3				
FIREPLACES		1				
HEAT & AC	B	1	2	3	U	

NO HEAT	<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 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"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input checked="" 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"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<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"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE		<input checked="" type="checkbox"/>
X FULL BATH		1		
X HALF BATH				
X FIXTURES		1		

FLOOR	AREA	CONST	VALUE
1	2100	FR	240,620
SUBTOTAL			240,620
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,100 S.F.		3,470
PLUMBING #	4		4,840
GARAGES & CARPORTS			15,400
EXTRA FEATURES			6,100
SUBTOTAL			274,830
GRADE FACTOR			100 %
UNADJUSTED VALUE			274,830
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,100	C		1973	1985	A	274,830	30	192,380		202,000
1 Barn	12	40x108	4,320	C	12.00	1973		A	51,840	80	10,370		10,400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-006100.0000 TOTAL 212,400

COMMENTS

VINYL SIDING
 Dwelling has an Economic Factor of 105% (Rollback Basis=\$220,200)