06-013300.0300

CENTER TWP / CELINA SD

06-07-100-005

Property Class: 510

Neighborhood 009065-R150

Map: 05
Block:
Card: 03
Bk: Pg:

TAYLOR KENT A & LORI A
TAYLOR KENT A & LORI A
6244 HASIS RD
CELINA, OH 45822

LEGAL INFORMATION
PT NE NW

RTS: 003-05-07
Acres:2.3990

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TAYLOR KENT A & LORI A	6244 HASIS RD	CELINA	OH	45822	08/19/2020	205,000	WDC : 577	☐	■
2	BACH JOSEPH P	6244 HASIS RD	CELINA	OH	45822	07/01/2014	160,000	WDC : 399	☐	■
3	MCGOWAN ROBERT J &	6244 HASIS RD	CELINA	OH	45822	08/20/1997	15,000	: A : 0	☐	■

X: ☐ TTO LISTER: JO DATE: 11/04/2004 TIME: 11:46:56 AM ■ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

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
6244 HASIS RD, CELINA

COMMENT
TY2022:Net Gen=$2,724.14, Other Assessment=$2.00
DE15 REMOVE HOMESTEAD
DE17 DESKTOP RVW CHGS: add wddk
DE22 ADD POLEGARAGE; DESKTOP RVW

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:1.399	8300		11,600 0
Total Acres: 2.3990			TOTAL	29,800 0

VALUATION SUMMARY

		2023	2022	2020	2017	2017			
VALUE YEAR		2023	2022	2020	2017	2017			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	29,800	28,700	28,700	26,000	26,000			
	IMPR	220,700	136,400	128,200	116,800	120,800			
	TOTAL	250,500	165,100	156,900	142,800	146,800			
ASSESSED VALUE	LAND	10,430	10,050	10,050	9,100	9,100			
	IMPR	77,250	47,740	44,870	40,880	42,280			
	TOTAL	87,680	57,790	54,920	49,980	51,380			

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		5			
BEDROOMS		3			
FIREPLACES		1			

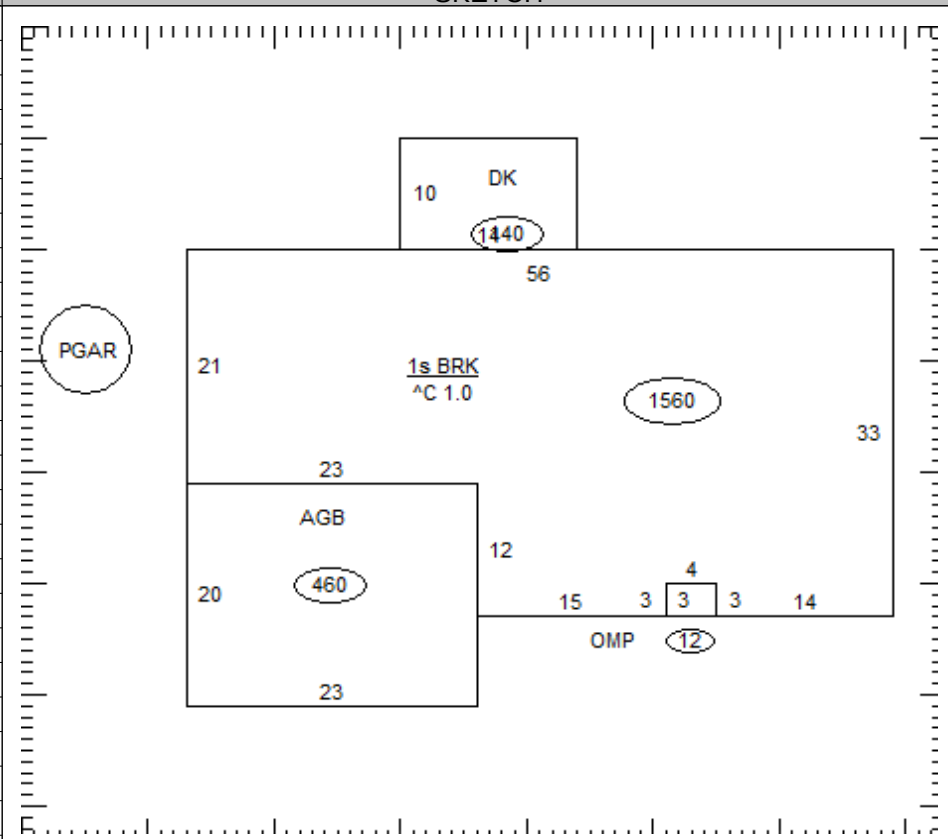
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1560	BRK	219,510

SUBTOTAL		219,510
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	1,560 S.F.	2,570
PLUMBING #	3	3,630
GARAGES & CARPORTS		12,900
EXTRA FEATURES		1,600
SUBTOTAL		244,610
GRADE FACTOR		105 %
UNADJUSTED VALUE		256,840
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,560	C+		2000		A	256,840	22	200,340		210,400
1 Gar - Pole		26x34	884	C	12.00	2020		A	10,610	3	10,290		10,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		220,700

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COMMENTS

Dwelling has an Economic Factor of 105%