06-029900.0000

MATTHEWS JUANITA B TRUSTEE
MATTHEWS JUANITA B TRUSTEE
8096 NORTH ST
CELINA, OH 45822

CENTER TWP / CELINA SD

06-14-303-003

LEGAL INFORMATION
NEPTUNE TOWN LOTS

RTS: 003-05-14 LOT#: 33

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 510
Neighborhood
000620-RS20
Map: 08
Block:
Card: 30
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MATTHEWS JUANITA B	8096 NORTH ST	CELINA	OH	45822	05/16/2011	0	QCE : X : 0	☐	☐
2	MATTHEWS JUANITA B	8096 NORTH ST	CELINA	OH	45822	07/16/2010	54,000	WDC : A : 416	☐	■
3	BOROFF MERLIE	8096 NORTH ST	CELINA	OH	45822	08/17/1993	55,000	: F : 0	☐	☐

X: ☐ TTO LISTER: JO DATE: 11/10/2004 TIME: 12:17:17 PM ■ 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
8096 NORTH ST, CELINA

COMMENT
TY2022:Net Gen=$653.24, Other Assessment=$30.00
TTO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST160 DP94 ADJ150		9,900 0
			TOTAL	9,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	9,900	6,000	5,000					
	IMPR	75,100	59,400	55,400					
	TOTAL	85,000	65,400	60,400					
ASSESSED VALUE	LAND	3,470	2,100	1,750					
	IMPR	26,290	20,790	19,390					
	TOTAL	29,760	22,890	21,140					

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					

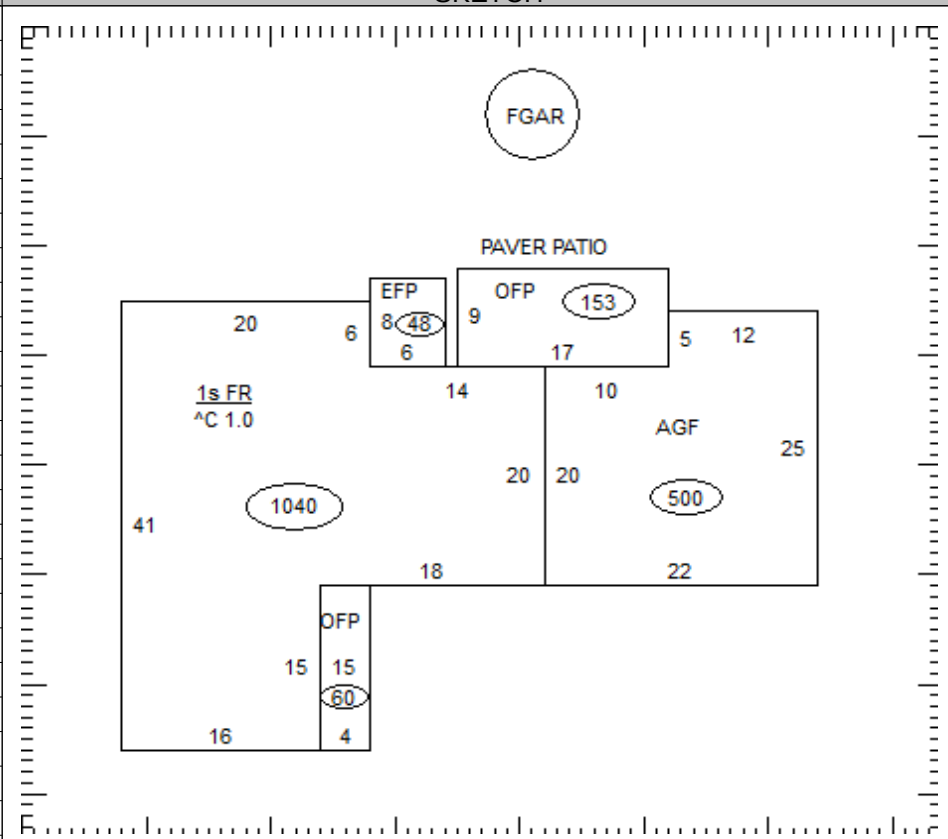
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1040	FR	164,990

SUBTOTAL		164,990
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 #	3	3,630
GARAGES & CARPORTS		12,400
EXTRA FEATURES		4,900
SUBTOTAL		185,920
GRADE FACTOR		100 %
UNADJUSTED VALUE		185,920
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,040	C		1952		A	185,920	45	102,260		71,600
1 Gar - Frame		24x24	576	D	18.96	1987		A	10,920	68	3,490		3,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		75,100

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COMMENTS

VINYL SIDING IN NEPTUNE
Dwelling has an Economic Factor of 70% (Rollback Basis=$81,500)