

06-033600.0000

SIMONS JACOB & MCKENSIE L

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8642 JACKSON ST

CELINA, OH 45822

LEGAL INFORMATION

NEPTUNE TOWN LOTS

IN LOT 70 N 1/2 PLUS VACA

TED ST RTS: 003-05-14 LOT#: 70

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIMONS JACOB & MCKENSIE L	8642 JACKSON ST	CELINA	OH	45822	09/27/2021	124,000	2:WDC : 816	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MASSIE JAMIE N	8642 JACKSON ST	CELINA	OH	45822	06/30/2017	79,900	2:WDC : 430	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MIESSE CRAIG R & PAMELA P	8154 HAYES RD	CELINA	OH	45822	12/16/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JO	DATE: 11/12/2004	TIME: 11:34:55 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE			
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION			
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	8642 JACKSON ST, CELINA					
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$754.22, Other Assessment=\$30.00 DE11 CORRECTED OUTBLDGS DE22 RMV OWN OCC - DID NOT RETURN APP					
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY						
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT						
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU						

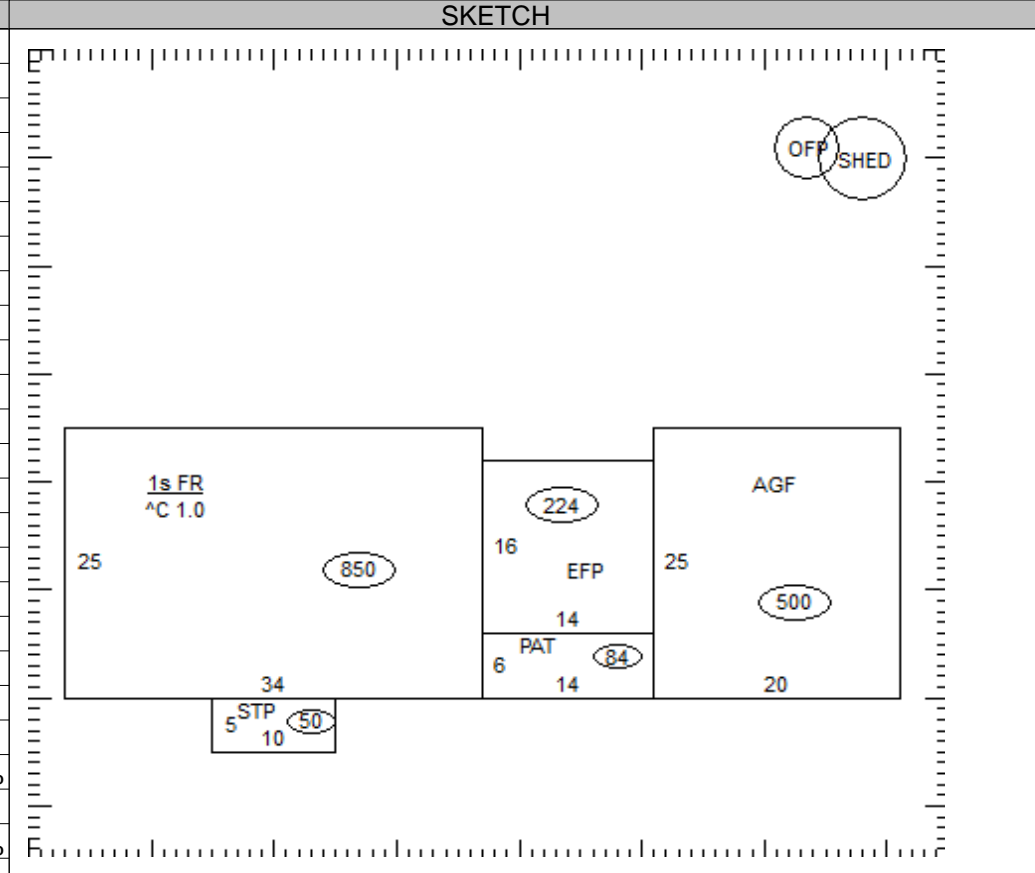
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F99 D66	ST160	DP67	ADJ107			10,600	0
TOTAL							10,600	0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	LAND	10,600	6,400	5,300	5,300
VALUE	IMPR	53,100	39,300	39,400	53,800
	TOTAL	63,700	45,700	44,700	59,100
ASSESSED	LAND	3,710	2,240	1,860	1,860
VALUE	IMPR	18,590	13,760	13,790	18,830
	TOTAL	22,300	16,000	15,650	20,690

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	850	FR	141,440



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL		141,440
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	850 S.F.	1,400
PLUMBING #	0	0
GARAGES & CARPORTS		12,400
EXTRA FEATURES		7,300
SUBTOTAL		162,540
GRADE FACTOR		85 %
UNADJUSTED VALUE		138,160
FACTOR		100 %

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 2
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	850	D+		1955		A	138,160	47	73,220		51,300
1 OFP		8x24	192	C	16.04	1996		A	3,080	47	1,630		1,600
2 Shed		12x24	288	C	7.70	1960		A	2,220	90	220		200
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-033600.0000 TOTAL 53,100

COMMENTS
 VINYL SIDING 28 L/F 8' HI BRICK IN NEPTUNE
 Dwelling has an Economic Factor of 70%

CENTER TWP / CELINA SD

06-14-309-009

Property Class: 510

Neighborhood
000620-RS20

Map: 08

Block:

Card: 02

Bk: Pg:

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1	MIESSEE CRAIG R & PAMELA	8154 HAYES RD	CELINA	OH	45822	07/28/2008	62,000	WDC : A-M : 501	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	REINHART RUTH J	8642 JACKSON ST	CELINA	OH	45822	10/11/1996	60,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						10,600	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

