



CENTER TWP / CELINA SD

06-22-100-007

06-049700.0200

WAGNER GALEN P
WAGNER GALEN P
8270 RICE RD
CELINA, OH 45822

LEGAL INFORMATION
SW COR SW NW

RTS: 003-05-22
Acres:2.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WAGNER GALEN P	8270 RICE RD	CELINA	OH	45822	10/09/2018	220,000	WDC : 782	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	STEINBRUNNER MELVIN D &	8270 RICE RD	CELINA	OH	45822	10/20/1998	112,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 11/17/2004 TIME: 10:20:17 AM LETTER LETTER REC'D GIS CODE

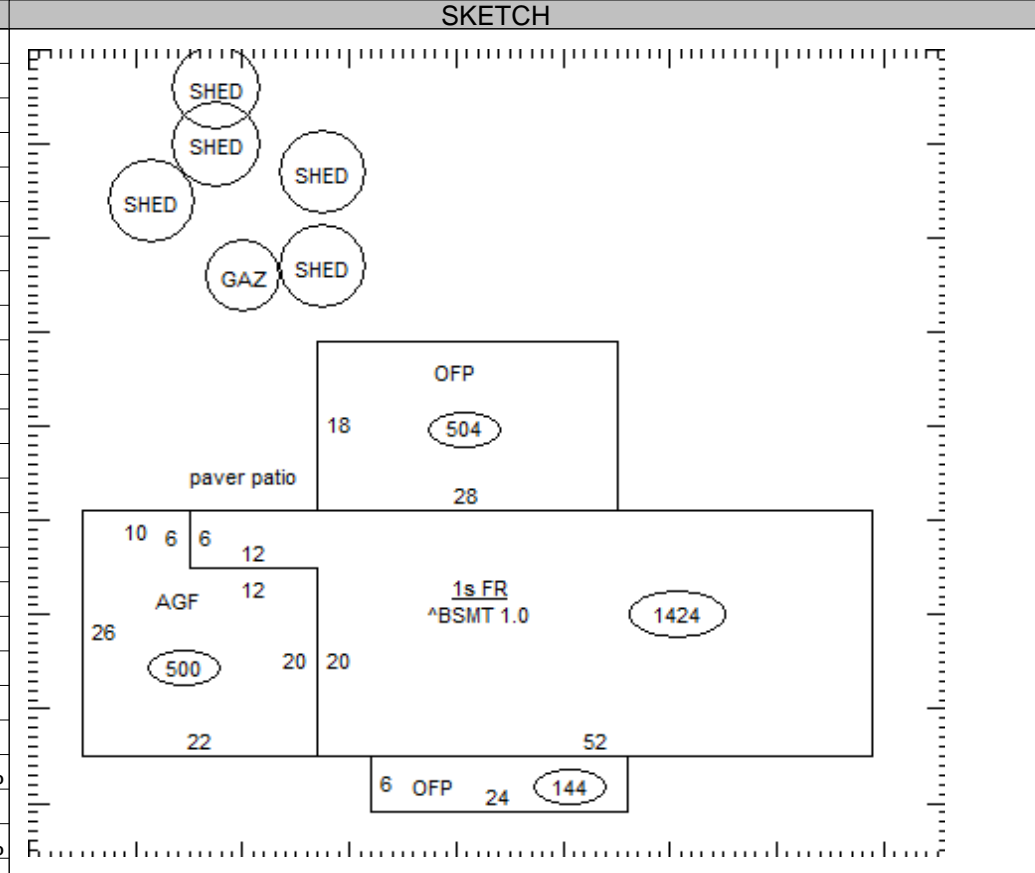
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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 checked="" 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	8270 RICE RD, CELINA COMMENT TY2022:Net Gen=\$2,453.56, Other Assessment=\$4.00 DE17 DESKTOP RVW CHG: cor ofp, add shed DE19 RMV OWN OCC; DIDN'T RET APP

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:1.5	8300				12,500 0
Total Acres: 2.5000					TOTAL	30,700 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	30,700	29,400	26,700	26,700	
VALUE	186,000	119,300	104,900	107,900	
	216,700	148,700	131,600	134,600	
ASSESSED	10,750	10,290	9,350	9,350	
VALUE	65,100	41,760	36,720	37,770	
	75,850	52,050	46,070	47,120	

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

FLOOR	AREA	CONST	VALUE
1	1424	FR	196,700
BSMT	1424		20,360
SUBTOTAL			217,060
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,424 S.F.		2,350
PLUMBING #	6		7,260
GARAGES & CARPORTS			12,400
EXTRA FEATURES			10,400
SUBTOTAL			249,470
GRADE FACTOR			100 %
UNADJUSTED VALUE			249,470
FACTOR			100 %



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

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FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

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

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NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

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

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OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,424	C		1978		A	249,470	30	174,630		183,400
1 Shed	10'	28x40	1,120	C	5.50	1978		A	6,160	77	1,420		1,400
2 Gazebo		12x12	144	C		2001		A		37			0
3 Shed		12x12	144	C		2001		A		37			0
4 Shed		12x16	192	C	9.90	2001		A	1,900	37	1,200		1,200
5 Shed		8x12	96	C		2018		A		5			0
6 Shed		8x12	96	C		2018		A		5			0
7													
8													
9													
10													
11													

06-049700.0200	TOTAL	186,000
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COMMENTS

Dwelling has an Economic Factor of 105%