

DUBLIN TWP / PARKWAY SD

02-34-300-001

Property Class: 199

Neighborhood

009071-A100

Map: 19

Block:

Card: 05

Bk: Pg:

07-066000.0000

**REGEDANZ JOSHUA A**

REGEDANZ JOSHUA A

5647 FAST RD

CELINA, OH 45822

**LEGAL INFORMATION**

NW SW & W 1/2 NE SW

-INCLUDES FORMER RR LAND-

RTS: 002-04-34

Acres:19.9960

**QUALIFIED CREDITS: CAUV:**

**06534: 2020**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REGEDANZ JOSHUA A	5647 FAST RD	CELINA	OH	45822	07/09/2020	0	4:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	REGEDENZ JOSHUA A &	5647 FAST RD	CELINA	OH	45822	11/15/2019	283,000	WDC : 783	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	GRANGER BOYD	1506 MEADOWVIEW DR	CELINA	OH	45822	03/24/2010	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 02/15/2005 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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 type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	4641 KEOPPLE RD, ROCKFORD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$765.82, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$18.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP RVW CHGS: pb addtn

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000	10,000	
<b>CR:Crop Land TOTAL</b>	<b>A 18.1170</b>	<b>11,750</b>	<b>2,920</b>			<b>214,990</b>	<b>54,860</b>	
0087	A 8.1020	12,450	3,560			100,870	28,840	
0023	A 4.8410	11,550	2,660			55,910	12,880	
0024	A 5.1740	11,250	2,540			58,210	13,140	
RD:Road	A .8790	0	0			0	0	
Total Acres: 19.9960						TOTAL	224,990	64,860

**VALUATION SUMMARY**

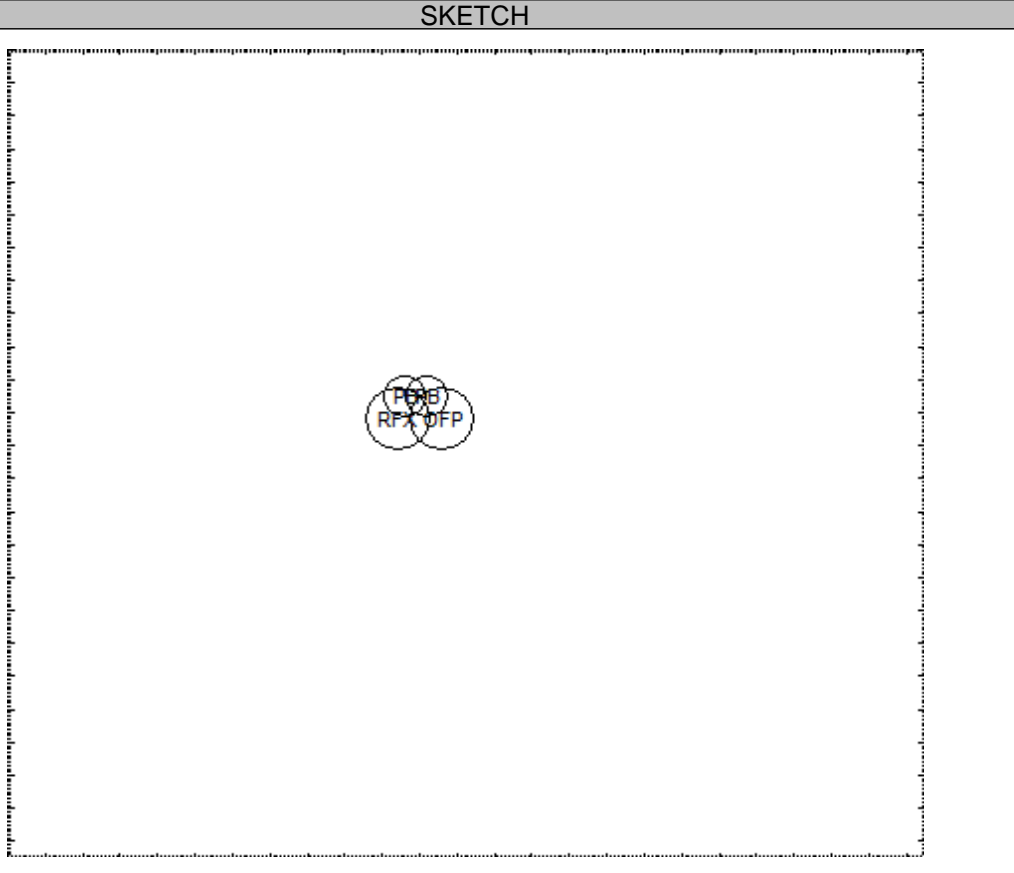
VALUE YEAR	2023	2023	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	MISC
APPRAISED	64,860	224,990	33,300	168,650	52,140	169,150	66,540	156,550
VALUE	IMPR	21,400	21,400	17,900	17,900	18,000	18,500	18,500
	TOTAL	86,260	246,390	51,200	186,550	70,140	187,150	175,050
ASSESSED	LAND	22,700	78,750	11,660	59,030	18,250	59,200	23,290
VALUE	IMPR	7,490	7,490	6,270	6,270	6,300	6,300	6,480
	TOTAL	30,190	86,240	17,930	65,300	24,550	65,500	29,770
POTENTIAL RECOUP	2022=2022.82, 2021=1991.28, 2020=2019.57: Total=6033.67							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				

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

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input 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"/>
CARPET	<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 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"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Pole Bldg	10	30x40	1,200	C	12.51	2004		A	15,010	33	10,060		10,100
2 OFP	7	5x30	150	C	16.04	2004		A	2,410	33	1,610		1,600
3 Pole Bldg		26x30	780	C	14.32	2010		A	11,170	21	8,820		8,800
4 Rfx		4x30	120	C	8.91	2010		A	1,070	21	850		900
5													
6													
7													
8													
9													
10													
11													

07-066000.0000 TOTAL 21,400

COMMENTS

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02-34-300-001

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009071-A100

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2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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					4641 KEOPPLE RD, ROCKFORD
COMMENT					

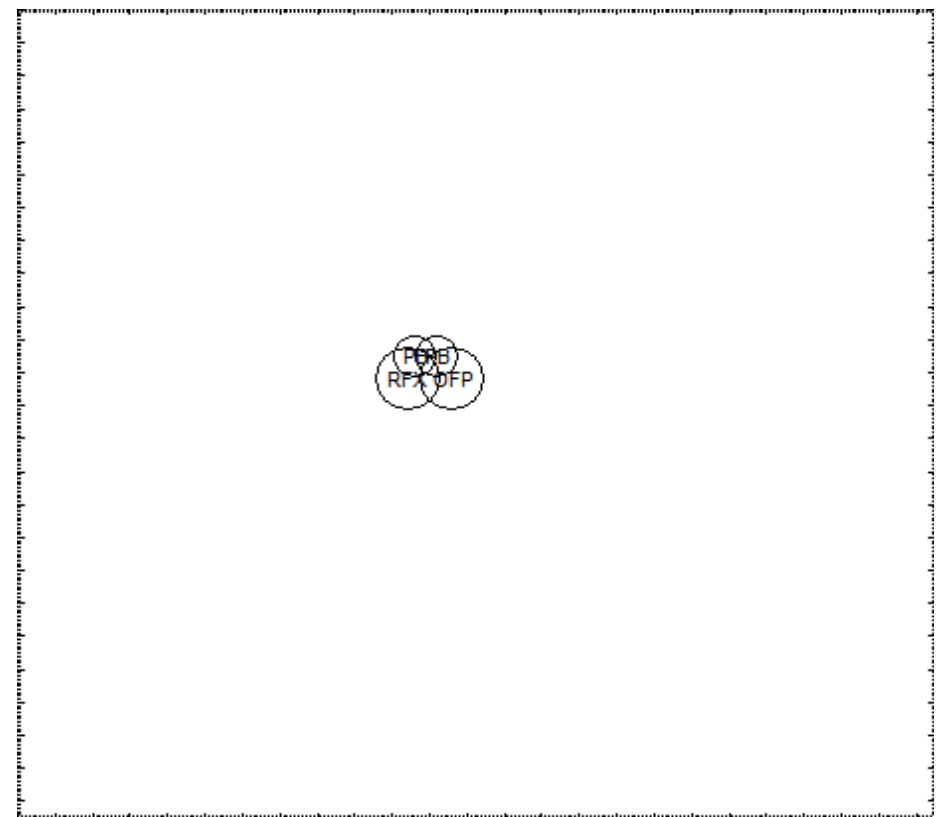
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VALUE	IMPR						
	TOTAL						
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<b>SUBTOTAL</b>						0
MULTI-FAMILY #						0
BUILDING TYPE						000%
CONCRETE						0 S.F.
WOOD						0
TILE/COMPO						0
CARPET						0
<b>INT. FINISH</b>						
PLASTER/DW						0 S.F.
PANELING						0
UNFINISHED						0
<b>ACCOMMODATIONS</b>						
# OF ROOMS						0
BEDROOMS						0
FIREPLACES						0
HEAT & AC						0
NO HEAT						0
CTRL HEAT						0
HW/STEAM						0
ELECTRIC						0
HEAT PUMP						0
FLR/WALL						0
STVE/SPCE						0
GEOTHERMAL						0
OUTSIDE						0
CTRL A/C						0
PLUMBING						0
X FULL BATH						0
X HALF BATH						0
X FIXTURES						0

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

07-066000.0000

TOTAL 0

COMMENTS