



24-005600.0200

Property Class: 510

Neighborhood

009245-R150

Map: 10

Block:

Card: 11

Bk: Pg:

PLEIMAN STEVE A & COOPER LYNDA L

LEGAL INFORMATION

PLEIMAN STEVE A & COOPER LYNDA L

E PT S 1/2 SE

8577 US RTE 127

RTS: 002-05-13

CELINA, OH 45822

Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PLEIMAN STEVE A & COOPER	8577 US RTE 127	CELINA	OH	45822	12/18/2019	212,000	WDC : 865	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	POWELL DAVID A & ALYSSA	8577 US RTE 127	CELINA	OH	45822	06/03/2016	174,000	WDC : 370	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SHEMA DOUGLAS P &	8577 US RT 127	CELINA	OH	45822	02/05/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 10/26/2004	TIME: 02:13:01 PM	<input checked="" type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	Minor Sub
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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 type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	8577 US RT 127, CELINA	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<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=\$3,140.04, 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=\$6.82	
<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	DE09 PER DATA MAILER CORRECTED PLMG	

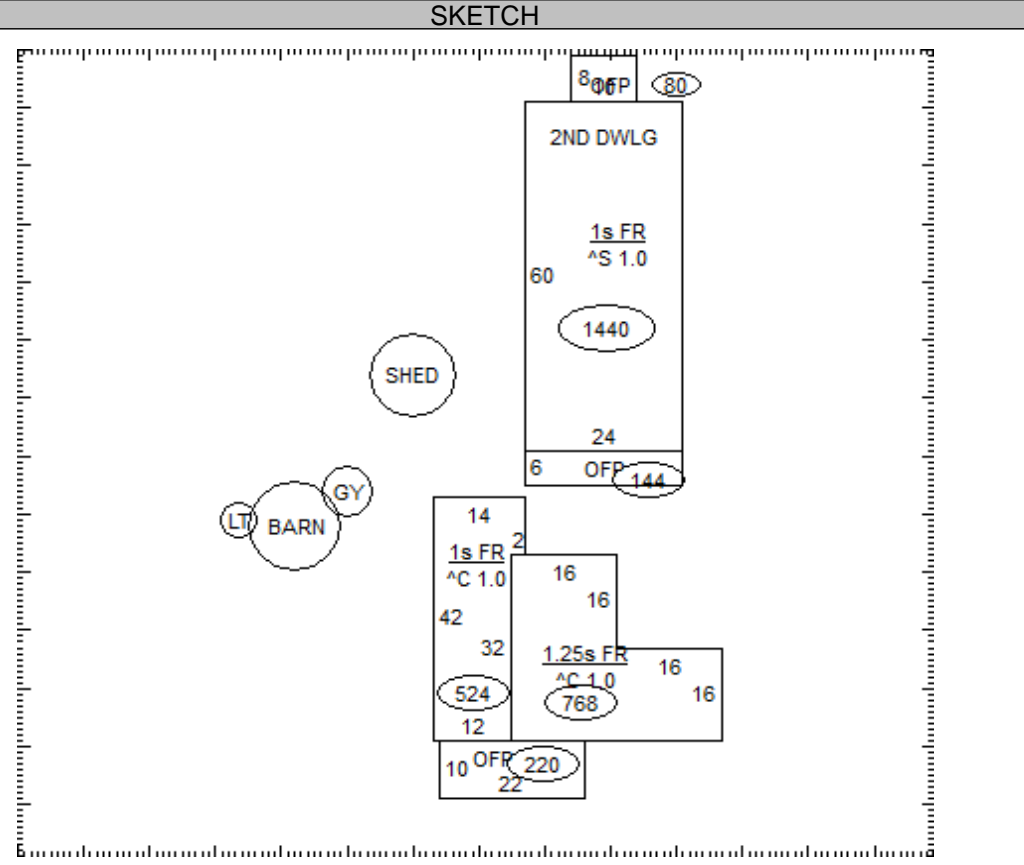
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	20810				20,800 0
SM:Small Acreage	AC:1	8500				8,500 0
Total Acres: 2.0000					TOTAL	29,300 0

8577 US RT 127, CELINA  
COMMENT  
TY2022:Net Gen=\$3,140.04, Other  
Assessment=\$6.82  
DE09 PER DATA MAILER CORRECTED PLMG  
ON BOTH DWELLINGS  
DE17 DESKTOP REVIEW//CORR STRY HGHT;  
CORR GRNRY MSMTS; ADD NV SHED  
DE17 RMV OWN OCC/DIDN'T RET APP

VALUATION SUMMARY						
VALUE YEAR	2023	2020	2017	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC	
APPRAISED	LAND	29,300	25,900	23,500	24,900	24,900
VALUE	IMPR	263,900	163,700	131,400	124,400	124,500
	TOTAL	293,200	189,600	154,900	149,300	149,400
ASSESSED	LAND	10,260	9,070	8,230	8,720	8,720
VALUE	IMPR	92,370	57,300	45,990	43,540	43,580
	TOTAL	102,630	66,370	54,220	52,260	52,300

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1440	FR	198,910
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
<b>BUILDING TYPE</b>		<input checked="" 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					
<b>ROOFING</b>		<b>ROOF TYPE</b>					
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT					

<b>SUBTOTAL</b>			198,910
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,440 S.F.		2,380
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			3,600
<b>SUBTOTAL</b>			207,310
GRADE FACTOR			80 %
<b>UNADJUSTED VALUE</b>			165,850
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,440	D		1960	2000	A	165,850	34	109,460		107,300
1 Barn	16	40x66	2,640	C	12.00	1950		A	31,680	95	1,580	DFLT50	800
2 Lean - To	8	10x66	660	D	3.84	1950		A	2,530	95	130		100
3 Granary	8	18x24	432	C	7.70	1950		F	3,330	95	170	DFLT50	100
4 Shed		6x8	48	C		1960		F		90			0
5													
6													
7													
8													
9													
10													
11													

24-005600.0200 TOTAL 108,300

**COMMENTS**

TRIM 13 L/F X 8 STONE  
 Dwelling has an Economic Factor of 98% (Rollback Basis=\$176,400)

24-005600.0200

**PLEIMAN STEVE A & COOPER LYNDA L**

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8577 US RTE 127

CELINA, OH 45822

**LEGAL INFORMATION**

E PT S 1/2 SE

RTS: 002-05-13

Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PLEIMAN STEVE A & COOPER	8577 US RTE 127	CELINA	OH	45822	12/18/2019	212,000	WDC : 865	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	POWELL DAVID A & ALYSSA	8577 US RTE 127	CELINA	OH	45822	06/03/2016	174,000	WDC : 370	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SHEMA DOUGLAS P &	8577 US RT 127	CELINA	OH	45822	02/05/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 10/26/2004 TIME: 02:13:01 PM  LETTER  LETTER REC'D GIS CODE Minor Sub

**STREET/ROAD** **TOPOGRAPHY** **PU-UTILITIES-PR** **NEIGHBORHOOD** **INFLUENCE FACTORS** **PROPERTY LOCATION**

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

8577 US RT 127, CELINA  
**COMMENT**

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.0000					TOTAL		29,300	0

**VALUATION SUMMARY**

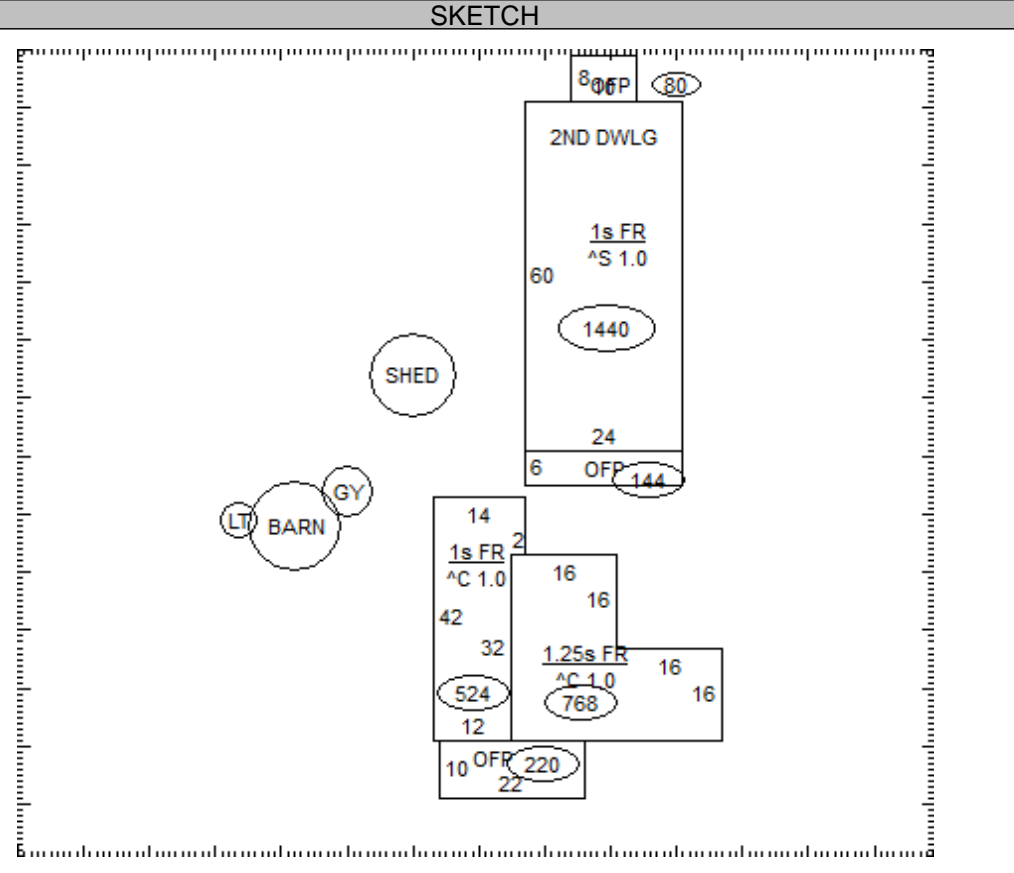
VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1292	FR	187,960
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	192	FR	25,470
<b>BUILDING TYPE</b>	<input checked="" 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 checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" 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 checked="" 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 checked="" 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		4			
BEDROOMS		1			
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 checked="" 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					<input checked="" type="checkbox"/>
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

SUBTOTAL		213,430
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		0
EXTRA FEATURES		3,500
SUBTOTAL		220,560
GRADE FACTOR		100 %
UNADJUSTED VALUE		220,560
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,484	C		1947	2000	A	220,560	28	158,800		155,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

24-005600.0200 TOTAL 155,600

COMMENTS