

HOPEWELL TWP / CELINA SD

05-29-300-007

Property Class: 510

Neighborhood

009245-R150

Map: 24

Block:

Card: 08

Bk: Pg:

24-037800.0000

NEUMEIER JOHN L & VICTORIA L
NEUMEIER JOHN L & VICTORIA L
3679 CARMEL CHURCH RD
CELINA, OH 45822

LEGAL INFORMATION
SE COR SE SW

RTS: 002-05-29
Acres:2.8910

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NEUMEIER JOHN L &	3679 CARMEL CHURCH RD	CELINA	OH	45822	02/21/2020	75,000	WDC : 98	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FREELS MICHAEL	3679 CARMEL CHURCH RD	CELINA	OH	45822	01/29/2014	40,000	WDC : 48	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	JODON LLC	335 GODFREY AVE	CELINA	OH	45822	03/13/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

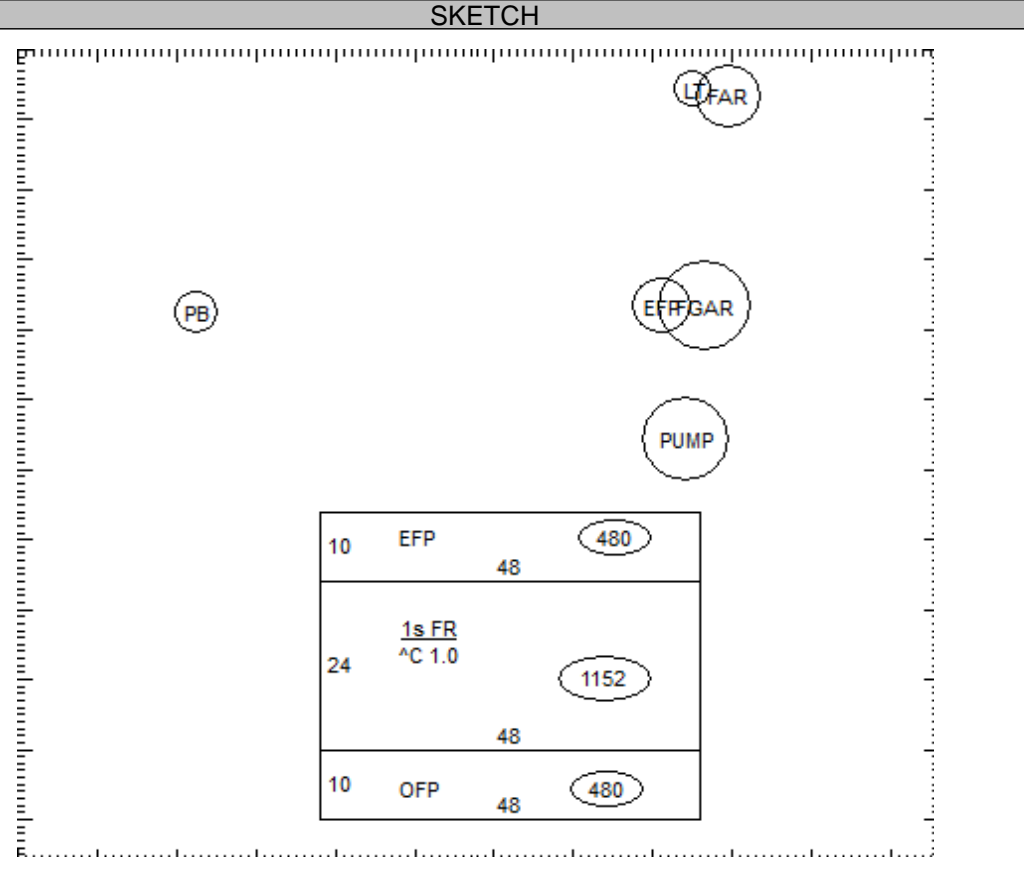
X: TTO LISTER: HK DATE: 03/04/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> GRAVEL	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	3679 CARMEL CHURCH RD, CELINA	
<input type="checkbox"/> DIRT	<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$1,320.40, Other Assessment=\$2.00 DE21 ADD PB DE17 DESKTOP REVIEW//ADD EFP & LT DE21 RMV OWN OCC; DIDN'T RET APP	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY		
<input type="checkbox"/> STANDARD		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT		
		<input checked="" 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
HS:Home Site	AC:1		20810			20,800 0
SM:Small Acreage	AC:1.891		8300			15,700 0
Total Acres: 2.8910					TOTAL	36,500 0

VALUATION SUMMARY						
VALUE YEAR	2023	2021	2020	2017	2017	
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	MISC	
APPRAISED VALUE	36,500	32,300	32,300	29,400	31,500	
VALUE	60,000	46,400	37,500	33,600	39,500	
	TOTAL	96,500	78,700	69,800	63,000	71,000
ASSESSED VALUE	12,780	11,310	11,310	10,290	11,030	
VALUE	21,000	16,240	13,130	11,760	13,830	
	TOTAL	33,780	27,550	24,440	22,050	24,860

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1152	FR	173,570
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<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 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			2				
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"/>	
GEOTHERMAL		<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			BASE		<input checked="" type="checkbox"/>		
X FULL BATH							
X HALF BATH							
X FIXTURES							
SUBTOTAL						173,570	
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 #		0				0	
GARAGES & CARPORTS						0	
EXTRA FEATURES						21,700	
SUBTOTAL						195,270	
GRADE FACTOR						80 %	
UNADJUSTED VALUE						156,220	
FACTOR						100 %	



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,152	D		1975		F	156,220	50	78,110	CDU50	38,300
1 Pump Hse		10x12	120	C		1940		A		95			0
2 Farrow / Nur	10	60x30	1,800	C	22.13	1980		A	39,830	77	9,160	DFLT50	4,600
3 Gar - Frame		50x24	1,200	C	23.70	1975		A	28,440	80	5,690		5,700
4 EFP		5x12	60	C	29.11	1975		A	1,750	80	350		400
5 Lean - To		12x20	240	C	4.80	1980		A	1,150	77	260		300
6 Pole Bldg		24x32	768	C	14.32	2020		A	11,000	3	10,670		10,700
7													
8													
9													
10													
11													

24-037800.0000

TOTAL 60,000

COMMENTS

FNSH HSE-- 1/4 SL F&P
 Dwelling has an Economic Factor of 98%

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LEGAL INFORMATION

SE COR SE SW

RTS: 002-05-29
Acres:2.8910

NEUMEIER JOHN L & VICTORIA L

NEUMEIER JOHN L & VICTORIA L

3679 CARMEL CHURCH RD

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VOSS CARL J & CONSTANCE	335 GODFREY AVE	CELINA	OH	45822	02/13/2001	138,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/04/2021 TIME: 12:00:00 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	3679 CARMEL CHURCH RD, CELINA COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.8910					TOTAL		36,500	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD					
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO					
BUILDING TYPE	<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					

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

10	EFP	48	(480)
24	1s FR ^C 1.0	48	(1152)
10	OFF	48	(480)

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													

24-037800.0000

TOTAL 0

COMMENTS