

HOPEWELL TWP / PARKWAY SD

05-07-300-001

Property Class: 110

Neighborhood

009251-A100

Map: 06

Block:

Card: 31

Bk: Pg:

25-012800.0000

REGEDANZ CHRISTOPHER A & KIMBERLY J

REGEDANZ CHRISTOPHER A & KIMBERLY J

1311 FRAHM PIKE

CELINA, OH 45822

LEGAL INFORMATION

PT S 1/2 SW

RTS: 002-05-07

Acres:71.8440

QUALIFIED CREDITS: CAUV:

04726

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REGEDANZ CHRISTOPHER A &	1311 FRAHM PIKE	CELINA	OH	45822	11/19/2019	40,000	WDC : 793	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WILLRATH WAYNE E &	3099 OREGON RD	CELINA	OH	45822	12/28/1990	0	: X : 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	3099 OREGON RD, CELINA COMMENT TY2022:Net Gen=\$1,337.06, Other Assessment=\$65.68 DE17 DOG HOUSE// NV//NOH DE17 DESKTOP REVIEW//RMV SHED; CORR SHED MSMTS & YR DE20 ALLOW FNC DUE TO RAZED BLDGS DE21 RMV ALL IMPROVEMENTS

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 58.0010	11,750	2,920			683,390 172,590
0087	A 23.9120	12,450	3,560			297,700 85,130
0024	A 26.8060	11,250	2,540			301,570 68,090
0023	A 7.2830	11,550	2,660			84,120 19,370
RD:Road	A 1.9520	0	0			0 0
WO:Woods TOTAL	A 11.8910	6,267	1,030			76,600 14,060
0024	A 3.1700	5,820	650			18,450 2,060
0023	A 2.8440	5,980	770			17,010 2,190
0087	A 5.8770	7,000	1,670			41,140 9,810
Total Acres: 71.8440					TOTAL	759,990 186,650

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2021	2021	2021	2021	2020	2020
REASON FOR CHANGE	CAUV	RAPP	CAUV	RCLS	CAUV	REMB	CAUV	RAPP
APPRAISED VALUE	186,650	759,990	89,380	578,470	89,380	578,470	103,860	585,490
LAND IMPR	0	0	0	0	0	0	16,600	16,600
TOTAL	186,650	759,990	89,380	578,470	89,380	578,470	120,460	602,090
ASSESSED VALUE	65,330	266,000	31,280	202,460	31,280	202,460	36,350	204,920
LAND IMPR	0	0	0	0	0	0	5,810	5,810
TOTAL	65,330	266,000	31,280	202,460	31,280	202,460	42,160	210,730
POTENTIAL RECOUP	2022=7316.67, 2021=7270.91, 2020=7373.68: Total=21961.26							

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																				
FLOORS		B	1	2	3	U	SUBTOTAL											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
ACCOMMODATIONS								EXTRA FEATURES	0													
# OF ROOMS							SUBTOTAL	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							UNADJUSTED VALUE	0														
HEAT & AC	B	1	2	3	U		FACTOR	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
PLUMBING			BASE		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
																			TOTAL		0	
COMMENTS																						

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TOTAL 0

COMMENTS

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

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

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 71.8440						TOTAL	759,990	186,650

VALUATION SUMMARY

VALUE YEAR	2020	2020	2020	2020	2020	2020	2019	2019
REASON FOR CHANGE	CAUV	MISC	CAUV	REMB	CAUV	MISC	CAUV	RAPP
APPRAISED	LAND	169,500	580,800	37,440	113,760	37,440	113,760	113,760
VALUE	IMPR	13,900	13,900	13,900	13,900	54,600	54,600	54,600
	TOTAL	183,400	594,700	51,340	127,660	92,040	168,360	168,360
ASSESSED	LAND	59,330	203,280	13,100	39,820	13,100	39,820	39,820
VALUE	IMPR	4,870	4,870	4,870	4,870	19,110	19,110	19,110
	TOTAL	64,200	208,150	17,970	44,690	32,210	58,930	58,930
POTENTIAL RECOUP	2022=7316.67, 2021=7270.91, 2020=7373.68: Total=21961.26							

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																		
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<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																		
FLOORS		B	1	2	3	U	SUBTOTAL											0		
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0												
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0												
ACCOMMODATIONS								EXTRA FEATURES	0											
# OF ROOMS							SUBTOTAL	0												
BEDROOMS							GRADE FACTOR	%												
FIREPLACES							UNADJUSTED VALUE	0												
HEAT & AC	B	1	2	3	U		FACTOR	%												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY													
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		SK											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2													
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3													
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CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8													
PLUMBING			BASE		<input type="checkbox"/>		9													
X FULL BATH							10													
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TOTAL 0

COMMENTS

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					3099 OREGON RD, CELINA
COMMENT					

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 71.8440						TOTAL	759,990	186,650

VALUATION SUMMARY

VALUE YEAR	2017	2017	2017	2017				
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC				
APPRaised	LAND	166,940	580,030	224,650	527,610			
VALUE	IMPR	54,600	54,600	45,300	45,300			
	TOTAL	221,540	634,630	269,950	572,910			
ASSESSED	LAND	58,430	203,010	78,630	184,660			
VALUE	IMPR	19,110	19,110	15,860	15,860			
	TOTAL	77,540	222,120	94,490	200,520			
POTENTIAL RECOUP	2022=7316.67, 2021=7270.91, 2020=7373.68: Total=21961.26							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
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<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																				
FLOORS		B	1	2	3	U	SUBTOTAL											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
ACCOMMODATIONS								EXTRA FEATURES	0													
# OF ROOMS							SUBTOTAL	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							UNADJUSTED VALUE	0														
HEAT & AC	B	1	2	3	U		FACTOR	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
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X HALF BATH							11															
X FIXTURES																						
25-012800.0000																				TOTAL		0
COMMENTS																						