

JEFFERSON TWP / CELINA SD

05-32-300-001

Property Class: 199

Neighborhood

009261-A100

Map: 05

Block:

Card: 28

Bk: Pg:

26-004200.0100

LEGAL INFORMATION

PT W SD SW

**QUALIFIED CREDITS: CAUV:
06521: 2020**

RTS: 002-05-32
Acres:11.5190

KUHN BRUCE E
KUHN BRUCE E
2620 HONE WEIR RD
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUHN BRUCE E	2620 HONE WEIR RD	CELINA	OH	45822	05/16/2019	140,000	WDC : 318	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SUHR BRADLEY DAVID	3066 CARMEL CHURCH RD	CELINA	OH	45822	09/07/1989	48,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 03/24/2005 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	MUD PIKE, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input 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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$354.60, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$8.92		
<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	DE15 RMV GB VALUE PER ODT		

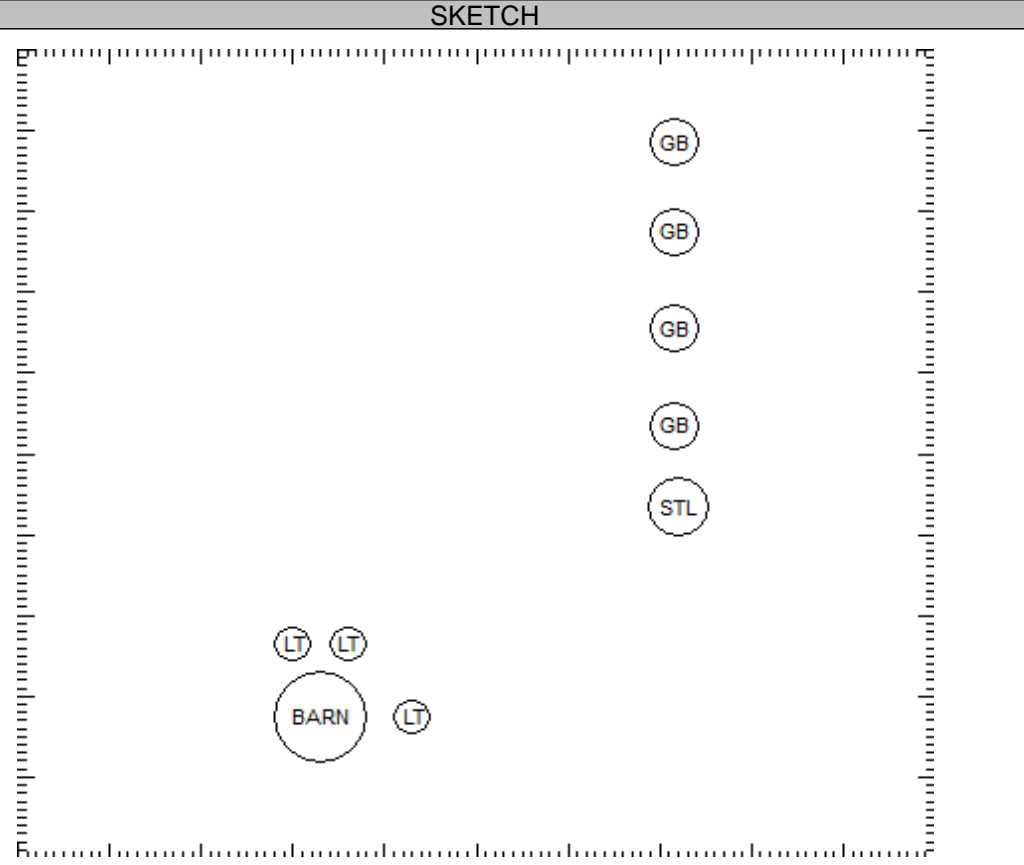
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000	10,000	
CR:Crop Land TOTAL	A 9.7220	9,750	1,400			99,540	16,380	
0071	A .9060	9,150	1,050			8,290	950	
0072	A 8.8160	10,350	1,750			91,250	15,430	
RD:Road	A .7970	0	0			0	0	
Total Acres: 11.5190					TOTAL	109,540	26,380	

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2020	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP		
APPRAISED	26,380	109,540	9,990	95,970	17,280	96,700		
VALUE								
<u>LAND</u>	14,300	14,300	11,700	11,700	11,800	11,800		
<u>IMPR</u>	40,680	123,840	21,690	107,670	29,080	108,500		
<u>TOTAL</u>								
ASSESSED	9,230	38,340	3,500	33,590	6,050	33,850		
VALUE								
<u>LAND</u>	5,010	5,010	4,100	4,100	4,130	4,130		
<u>IMPR</u>	14,240	43,350	7,600	37,690	10,180	37,980		
<u>TOTAL</u>								
POTENTIAL RECOUP	2022=1404.42, 2021=1407.92, 2020=1187.45: Total=3999.79							

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"/> STUCCO	<input type="checkbox"/> ALM/VYNL						
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> CONC BLK	<input type="checkbox"/> METAL	<input type="checkbox"/> BRICK	<input type="checkbox"/> STONE						
BUILDING TYPE		ROOFING					ROOF TYPE				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE	<input type="checkbox"/> SHINGLES	<input type="checkbox"/> SHAKES	<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> HIP	<input type="checkbox"/> GAMBREL	<input type="checkbox"/> MANSARD	<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			0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%			0
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.			0
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0			0
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.			0
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.			0
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0			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							FACTOR				%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Grain Bin	24	24x18	432	C		1975		A		80			0
2 Barn	16	36x76	2,736	C	12.00	1975		A	32,830	80	6,570		6,600
3 Grain Bin	22	22x30	660	C		1978		A		77			0
4 Lean - To	10	20x72	1,440	C	5.55	1978		A	7,990	77	1,840		1,800
5 Lean - To	8	36x76	2,736	C	4.80	1975		A	13,130	80	2,630		2,600
6 Grain Bin	18	22x24	528	C		1978		A		77			0
7 Lean - To	10	22x42	924	C	5.55	1979		A	5,130	77	1,180		1,200
8 Grain Bin	18	18x24	432	C		1975		A		80			0
9 Slant Wall	14	30x50	1,500	C	6.87	1975		A	10,310	80	2,060		2,100
10													
11													

26-004200.0100 TOTAL 14,300

COMMENTS

SLANT STL HAS CONC FLR
 >>OB Features: 1.4 <Add 1/4 Concrete Floor> 1.7 <Add 1/4 Concrete Floor>