26-010600.0000

ROSE BRANDON
ROSE BRANDON
4038 MUD PIKE
CELINA, OH 45822

JEFFERSON TWP / CELINA SD

05-33-300-009

LEGAL INFORMATION
S PT W 1/2 SW

RTS: 002-05-33
Acres:17.7570

QUALIFIED CREDITS: CAUV: 06897: 2022

Property Class: 111
Neighborhood 009261-A100
Map: 05
Block: 01
Card: 86
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROSE BRANDON	4038 MUD PIKE	CELINA	OH	45822	04/09/2021	370,000	WDC : 259	☐	■
2	FLEMING ANITA A	4038 MUD PIKE	CELINA	OH	45822	12/16/2020	0	CTE : X : 0	☐	☐
3	FLEMING ALBERT E & ANITA A	4038 MUD PIKE	CELINA	OH	45822	09/22/2004	0	: 0	☐	☐

X: ☐ TTO LISTER: HK DATE: 02/03/2020 TIME: 12:00:00 AM ■ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ 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

PROPERTY LOCATION
4038 MUD PIKE, CELINA

COMMENT
TY2022:Net Gen=$2,783.16, Other Assessment=$354.64
DE09 PER DATA MAILER CORRECTED PLMG
DE19 5/27/2019 TORNADO - HOUSE DESTROYED
DE20 TT CONTRACTOR; DWLG COMPL; SAME FOOTPRINT. RMV OUTBLDGS
DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 15.9840**	**11,430 2,634**		**182,970 43,100**
0087	A 4.7490	12,450 3,560		59,130 16,910
0072	A 3.0900	10,350 1,750		31,980 5,410
0023	A .0030	11,550 2,660		30 10
0022	A 7.3960	11,250 2,540		83,210 18,790
0021	A .7460	11,550 2,660		8,620 1,980
HS:Home Site	A 1.0000	25,440 25,440		25,440 25,440
RD:Road	A .7730	0 0		0 0
Total Acres: 17.7570			TOTAL	208,410 68,540

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2020	2020	2020	2019	2019
REASON FOR CHANGE		CAUV	RAPP	CAUV	RAPP	CAUV	NC	CAUV	REMB
APPRAISED VALUE	LAND	68,540	208,410	36,620	183,630	51,670	180,550	51,670	180,550
	IMPR	232,800	232,800	133,800	133,800	125,100	125,100	65,600	65,600
	TOTAL	301,340	441,210	170,420	317,430	176,770	305,650	117,270	246,150
ASSESSED VALUE	LAND	23,990	72,940	12,820	64,270	18,080	63,190	18,080	63,190
	IMPR	81,480	81,480	46,830	46,830	43,790	43,790	22,960	22,960
	TOTAL	105,470	154,420	59,650	111,100	61,870	106,980	41,040	86,150
POTENTIAL RECOUP		2022=2400.58, 2021=2406.56, 2020=2029.72: Total=6836.86							

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES					

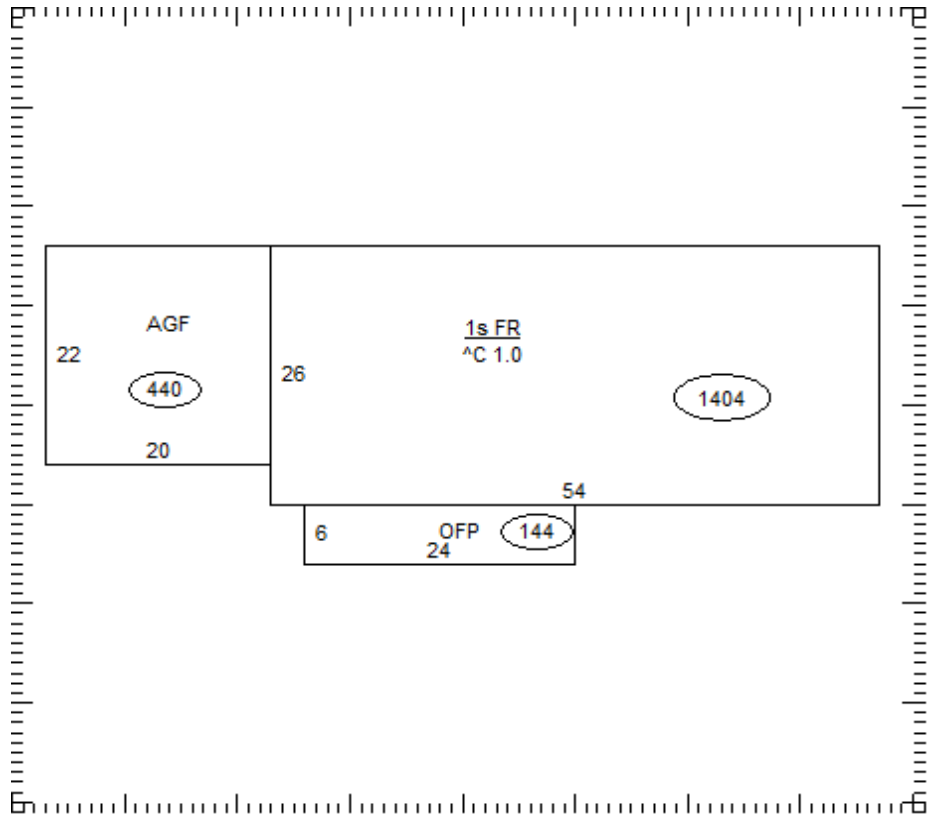
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES		1		

FLOOR	AREA	CONST	VALUE
1	1404	FR	193,930

SUBTOTAL			193,930
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,404	S.F.	2,320
PLUMBING #	4		4,840
GARAGES & CARPORTS			10,900
EXTRA FEATURES			2,300
SUBTOTAL			214,290
GRADE FACTOR			100 %
UNADJUSTED VALUE			214,290
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,404	C		2019		G	214,290	3	207,860		232,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		232,800

26-010600.0000

COMMENTS

Dwelling has an Economic Factor of 112%

26-010600.0000

ROSE BRANDON
ROSE BRANDON
4038 MUD PIKE
CELINA, OH 45822

JEFFERSON TWP / CELINA SD

05-33-300-009

LEGAL INFORMATION
S PT W 1/2 SW

RTS: 002-05-33
Acres:17.7570

QUALIFIED CREDITS: CAUV: 06897: 2022

Property Class: 111
Neighborhood 009261-A100
Map: 05
Block: 01
Card: 86
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROSE BRANDON	4038 MUD PIKE	CELINA	OH	45822	04/09/2021	370,000	WDC : 259	☐	■
2	FLEMING ANITA A	4038 MUD PIKE	CELINA	OH	45822	12/16/2020	0	CTE : X : 0	☐	☐
3	FLEMING ALBERT E & ANITA A	4038 MUD PIKE	CELINA	OH	45822	09/22/2004	0	: 0	☐	☐

X: ☐ TTO LISTER: HK DATE: 02/03/2020 TIME: 12:00:00 AM ■ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ 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

PROPERTY LOCATION
4038 MUD PIKE, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 17.7570					TOTAL		208,410	68,540

VALUATION SUMMARY

VALUE YEAR		2017	2017						
REASON FOR CHANGE		CAUV	RAPP						
APPRAISED VALUE	LAND	51,670	180,550						
	IMPR	108,000	108,000						
	TOTAL	159,670	288,550						
ASSESSED VALUE	LAND	18,080	63,190						
	IMPR	37,800	37,800						
	TOTAL	55,880	100,990						
POTENTIAL RECOUP		2022=2400.58, 2021=2406.56, 2020=2029.72: Total=6836.86							

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

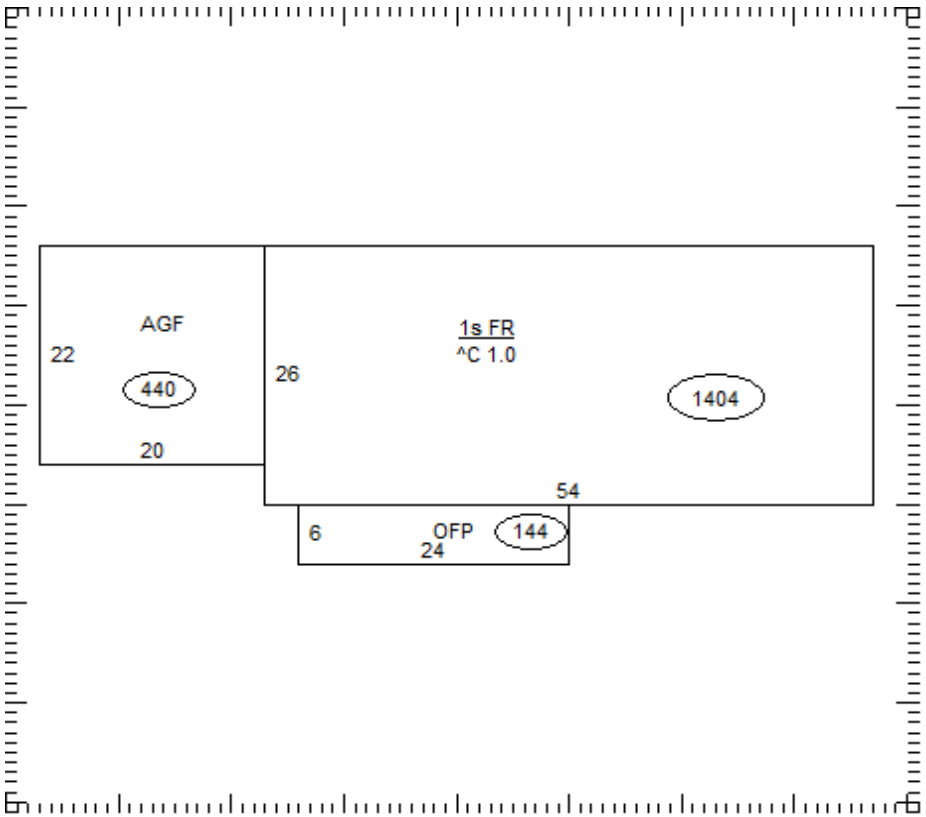
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		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
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													
												TOTAL	0

26-010600.0000

COMMENTS