

26-012300.0000

WELLMANN JORDAN C & STUCKE LINDSAY N  
WELLMANN JORDAN C & STUCKE LINDSAY N  
4971 FAIRGROUND RD  
CELINA, OH 45822

LEGAL INFORMATION  
PT SE COR E1/2 NE

RTS: 002-05-34  
Acres:0.8300

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WELLMANN JORDAN C &	4971 FAIRGROUND RD	CELINA	OH	45822	05/07/2021	389,900	WDC : 360	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HONE DALTON D &	4971 FAIRGROUND RD	CELINA	OH	45822	11/02/2015	104,900	WDC : 759	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HAINLINE BETTY J	4971 FAIRGROUND RD	CELINA	OH	45822	05/21/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input checked="" type="checkbox"/> TTO	LISTER: HK	DATE: 05/20/2020	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	4971 FAIRGROUND RD, CELINA  COMMENT TY2022:Net Gen=\$4,662.58, Other Assessment=\$2.00 DE20 DEMO ALL IMPR, NEW DWLG & PB; TTO DE19 TORNADO DMG- roof, structural damage, outbldg gone DE19 CORR AC PER MAPPING DE16 DIDN'T RETURN OWN OCC/RMV DE16 CORR SIZE OF DECK PER REVAL DESKTOP REVIEW
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input 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 <1 @ 25440*0.97	AC:0.83	24680				24,700 0
Total Acres: .8300					TOTAL	24,700 0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2020	2019	2019	2017		
REASON FOR CHANGE	RAPP	RAPP	NC	MISC	REMB	RAPP		
APPRAISED LAND	24,700	19,500	16,000	16,000	17,300	17,300		
VALUE IMPR	347,600	266,000	203,700	18,300	18,300	72,900		
TOTAL	372,300	285,500	219,700	34,300	35,600	90,200		
ASSESSED LAND	8,650	6,830	5,600	5,600	6,060	6,060		
VALUE IMPR	121,660	93,100	71,300	6,410	6,410	25,520		
TOTAL	130,310	99,930	76,900	12,010	12,470	31,580		

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

FLOOR	AREA	CONST	VALUE
1	1704	FR	214,260
+	0	FR	19,290

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

BSMT	1704		24,370
<b>SUBTOTAL</b>			257,920

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

MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,704 S.F.		2,810
PLUMBING #	3		3,630
GARAGES & CARPORTS			17,200
EXTRA FEATURES			6,100
<b>SUBTOTAL</b>			287,660

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

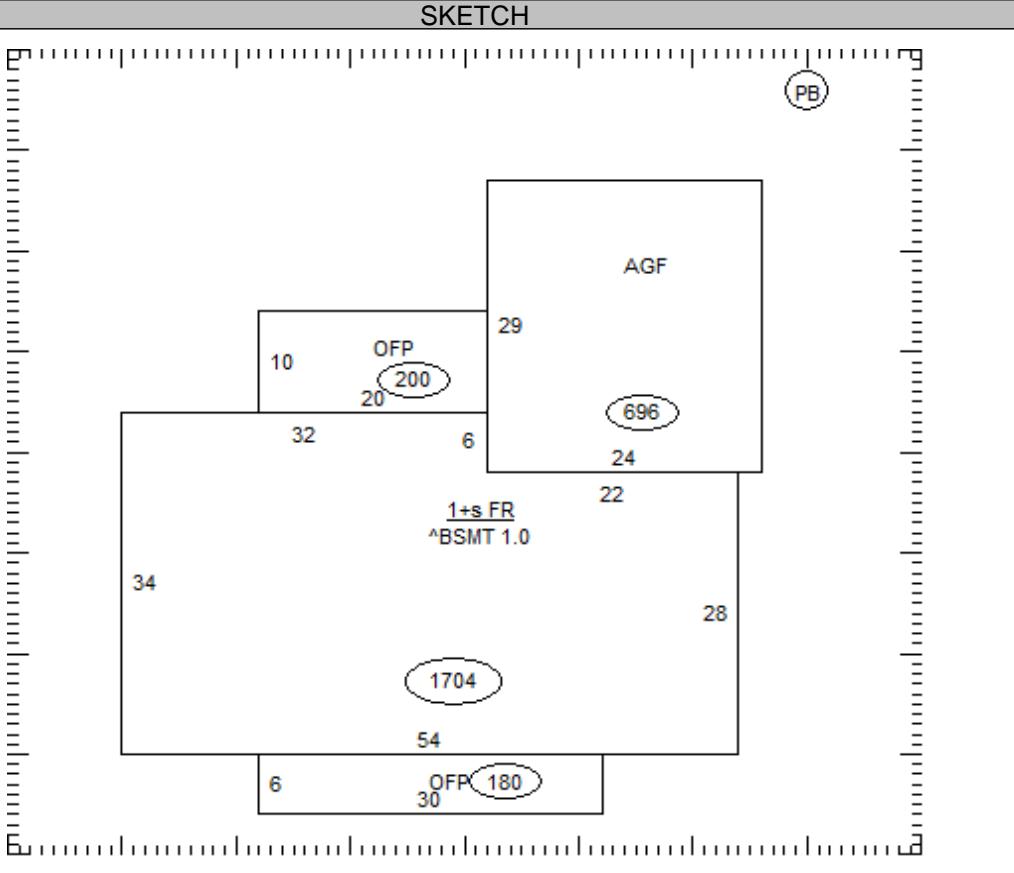
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			287,660
<b>FACTOR</b>			100 %

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 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"/>
GEOHERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1+	SK	1,704	C		2019		G	287,660	3	279,030		312,500
1 Pole Bldg		40x60	2,400	C	15.25	2019		A	36,600	4	35,140		35,100
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



26-012300.0000

TOTAL 347,600

**COMMENTS**

>>OB Features: 1.1 <Add Concrete Floor>  
 Dwelling has an Economic Factor of 112%