

Property Class: 510

Neighborhood
265LA50-LA50

Map: 07
Block: 07
Card: 22

Bk: Pg:

JEFFERSON TWP / CELINA SD

09-01-103-009

26-095200.0000

ZIZELMAN MARC & JOYCE
ZIZELMAN MARC & JOYCE
6967 PEACH TREE LN
CELINA, OH 45822

LEGAL INFORMATION
CARPENTER SUBDIV

RTS: 003-06-01 LOT#: 11

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|--------------------------|--------------------|--------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | ZIZELMAN MARC & JOYCE | 6967 PEACH TREE LN | CELINA | OH | 45822 | 09/14/2021 | 215,900 | WDC : 779 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | AUGUST JEFFERY | 6967 PEACH TREE LN | CELINA | OH | 45822 | 10/31/2018 | 164,400 | WDC : 855 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | FORTKAMP DONALD L & JOAN | 7859 WEITZ RD | CELINA | OH | 45822 | 09/14/2017 | 60,000 | 6:WDC : 618 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: TK DATE: 06/26/2023 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT |
| <input checked="" 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 |
| <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 |
| <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 |
| <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 |

6967 PEACH TREE LN
COMMENT
TY2022:Net Gen=\$3,034.68, Other Assessment=\$0.00
DE19 TTO; ADD DWLG
DE22 RMV OWN OCC - DID NOT RETURN APP
DE23 COR SKETCH, RMV PAT//DESKTOP RVW
DE23 TTO; WDDK & ABV GR POOL JUST
STARTED/COR DWLG MSMNTS
NC24 RMV INC ON WDDK/ CHK FOR ADDTN
SHED

LAND COMPUTATIONS

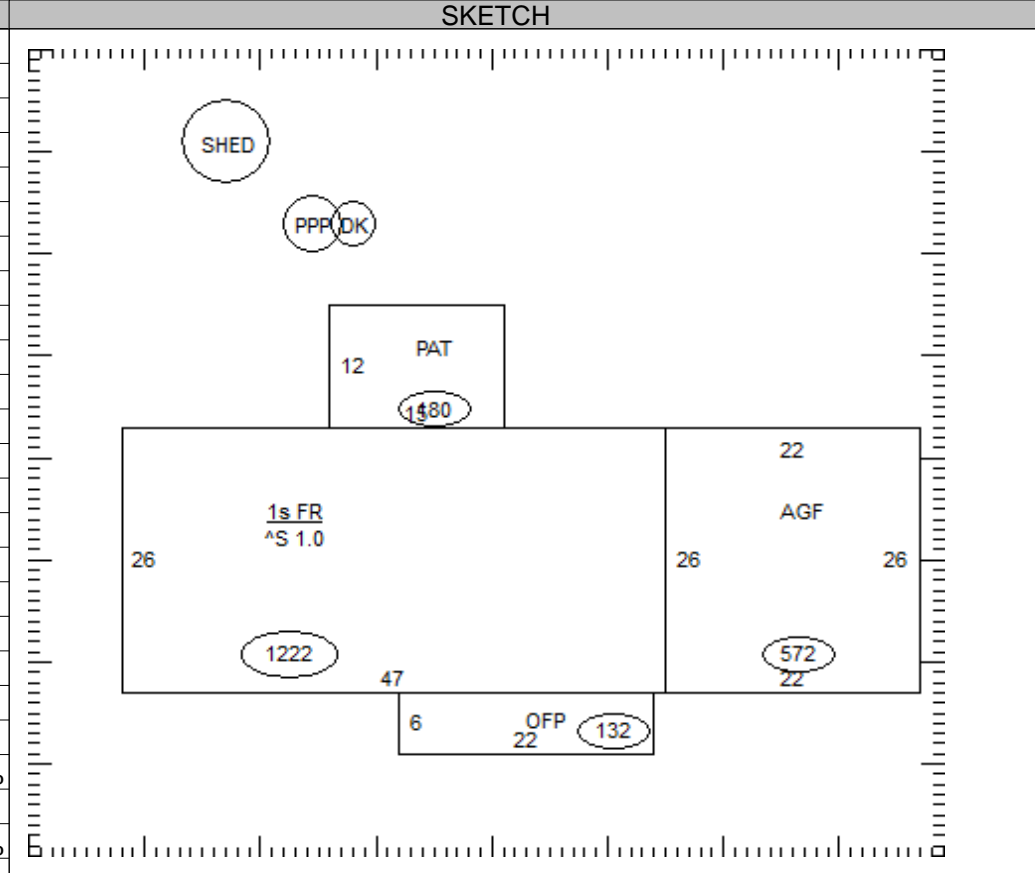
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|-----------|-------|-------|--------|-----|---|--------|---|
| F:Front | F121 D165 | ST435 | DP105 | ADJ457 | | | 55,300 | 0 |
| TOTAL | | | | | | | 55,300 | 0 |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2023 | 2020 | 2019 | 2019 | 2017 | | |
|-------------------|-------|---------|---------|---------|---------|---------|--------|--|
| REASON FOR CHANGE | MISC | MISC | RAPP | NC | NC | RAPP | | |
| APPRAISED | LAND | 55,300 | 55,300 | 50,300 | 44,500 | 44,500 | 11,700 | |
| VALUE | IMPR | 198,100 | 207,000 | 135,500 | 113,100 | 110,500 | 0 | |
| | TOTAL | 253,400 | 262,300 | 185,800 | 157,600 | 155,000 | 11,700 | |
| ASSESSED | LAND | 19,360 | 19,360 | 17,610 | 15,580 | 15,580 | 4,100 | |
| VALUE | IMPR | 69,340 | 72,450 | 47,430 | 39,590 | 38,680 | 0 | |
| | TOTAL | 88,700 | 91,810 | 65,040 | 55,170 | 54,260 | 4,100 | |

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

| FLOOR | AREA | CONST | VALUE |
|-------|------|-------|---------|
| 1 | 1222 | FR | 180,920 |



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL 180,920

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 1,222 S.F. 2,020
 PLUMBING # 3 3,630
 GARAGES & CARPORTS 14,100
 EXTRA FEATURES 2,800
SUBTOTAL 203,470

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

GRADE FACTOR 100 %
 UNADJUSTED VALUE 203,470
 FACTOR 100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL
 DWELLING 1 SK 1,222 C 2018 203,470 4 195,330 195,300
 1 Shed 12x32 384 C 7.70 2018 2,960 5 2,810 2,800
 2 WDDK 0x0 312 C 10.13 2023 3,160 2 3,100 INC100 0
 3 Pool - PP 0x0 460 C 2023 2 0 0

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

26-095200.0000

| | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|---------|
| | | | | | | | | | | | | | TOTAL | 198,100 |
|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|---------|

COMMENTS
 Dwelling has an Economic Factor of 100%

JEFFERSON TWP / CELINA SD

09-01-103-009

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265LA50-LA50

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Card: 22

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| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|--------------------|-----------------|--------|-------|-------|------------|--------|---------------|--------------------------|--------------------------|
| 1 | NIEKAMP WAVALENE R | 5309 BAYVIEW RD | CELINA | OH | 45822 | 06/05/2017 | 0 | 7:QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | NIEKAMP CYRIL F & | 5309 BAYVIEW RD | CELINA | OH | 45822 | 09/30/2003 | 0 | : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

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| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION | |
|---|---|---|--|--|--|-----------------------------------|
| <input type="checkbox"/> PAVED <input checked="" type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS | <input checked="" 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 | 6967 PEACH TREE LN COMMENT |

| LAND COMPUTATIONS | | | | | | | |
|-------------------|------|---|------|---|-----|--------|---------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| | | | | | | | |
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| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |
| TOTAL | | | | | | 55,300 | 0 |

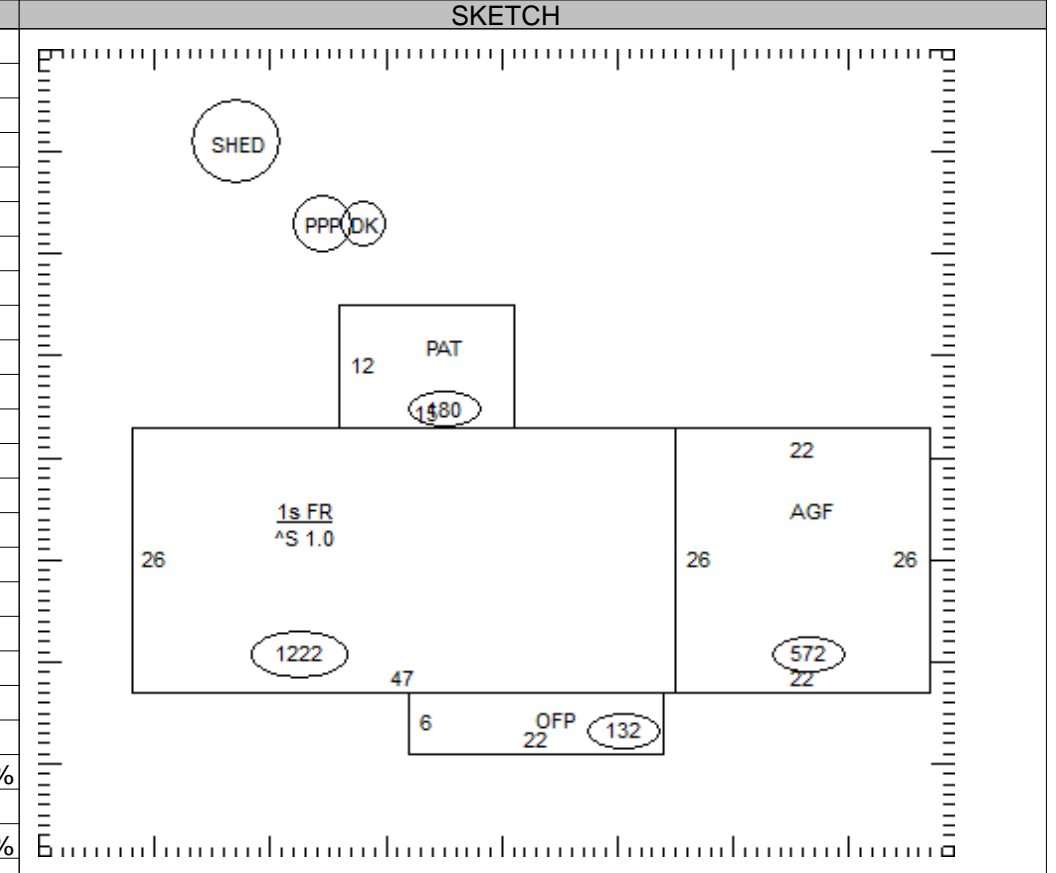
VALUATION SUMMARY

| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| 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"/> 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 | | 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 | | | % |

| 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 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 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 | | | | | |
| BEDROOMS | | | | | |
| 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 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"/> |
| GEO THERMAL | <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 type="checkbox"/> |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |



| 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 | | | | | | | | | | | | | |

26-095200.0000

TOTAL 0

COMMENTS