

JEFFERSON TWP / CELINA SD

09-01-103-001

Property Class: 510

Neighborhood

265LA50-LA50

Map: 07

Block: 07

Card: 25

Bk: Pg:

26-095500.0000

ROOP DEREK A & SYLVIA M

ROOP DEREK A & SYLVIA M

8568 ST RTE 703

CELINA, OH 45822

LEGAL INFORMATION

CARPENTER SUBDIV

RTS: 003-06-01 LOT#: 14

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|--------------------------|-----------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | ROOP DEREK A & SYLVIA M | 8568 ST RTE 703 | CELINA | OH | 45822 | 09/06/2019 | 185,000 | 2:WDC : 604 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | FORTKAMP DONALD L & JOAN | 7859 WEITZ RD | CELINA | OH | 45822 | 09/14/2017 | 60,000 | 6:WDC : 618 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | NIEKAMP WAVALENE R | 5309 BAYVIEW RD | CELINA | OH | 45822 | 06/05/2017 | 0 | 7:QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DATE: 05/23/2023 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 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 | 8568 ST RT 703, CELINA COMMENT TY2022:Net Gen=\$2,947.88, Other Assessment=\$0.00 DE20 ADD DWLG; RMV FNC ON LAND DE23 COR OFF MSMNTS//DESKTOP RVW |

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 | 2020 | 2020 | 2017 | | | |
|-------------------|-------|---------|---------|---------|--------|--|--|
| REASON FOR CHANGE | RAPP | NC | NC | RAPP | | | |
| APPRAISED | LAND | 55,300 | 50,300 | 44,500 | 11,700 | | |
| VALUE | IMPR | 202,500 | 130,200 | 107,700 | 0 | | |
| | TOTAL | 257,800 | 180,500 | 152,200 | 11,700 | | |
| ASSESSED | LAND | 19,360 | 17,610 | 15,580 | 4,100 | | |
| VALUE | IMPR | 70,880 | 45,570 | 37,700 | 0 | | |
| | TOTAL | 90,240 | 63,180 | 53,280 | 4,100 | | |

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

| FLOOR | AREA | CONST | VALUE |
|-------|------|-------|---------|
| 1 | 1232 | FR | 182,400 |

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

| SUBTOTAL | | | 182,400 |
|--------------------|------------|--|---------|
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,232 S.F. | | 2,030 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 18,000 |
| EXTRA FEATURES | | | 2,700 |
| SUBTOTAL | | | 208,760 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 208,760 |
| FACTOR | | | 100 % |

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

| SUBTOTAL | | | 182,400 |
|--------------------|------------|--|---------|
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,232 S.F. | | 2,030 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 18,000 |
| EXTRA FEATURES | | | 2,700 |
| SUBTOTAL | | | 208,760 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 208,760 |
| FACTOR | | | 100 % |

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

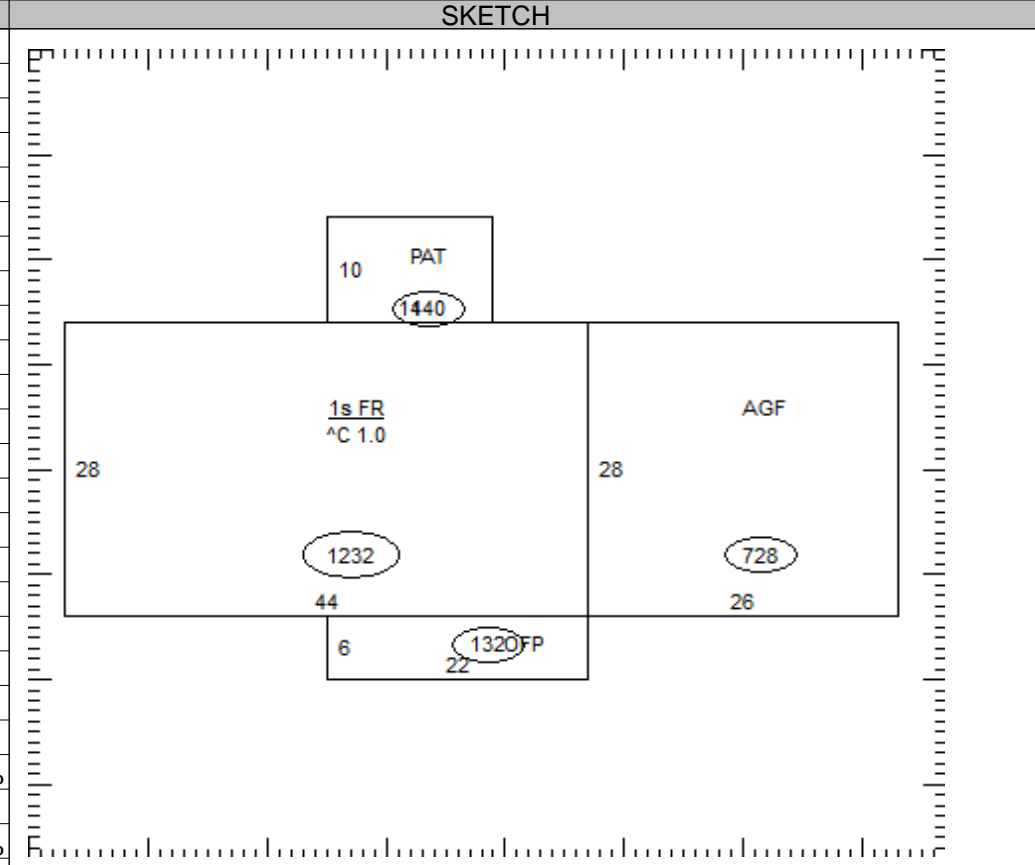
| SUBTOTAL | | | 208,760 |
|------------------|--|--|---------|
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 208,760 |
| FACTOR | | | 100 % |

ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 3
 FIREPLACES

| SUBTOTAL | | | 208,760 |
|------------------|--|--|---------|
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 208,760 |
| FACTOR | | | 100 % |

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

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,232 | C | | 2019 | | G | 208,760 | 3 | 202,500 | | 202,500 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

| | | |
|----------------|--------------|---------|
| 26-095500.0000 | TOTAL | 202,500 |
|----------------|--------------|---------|

COMMENTS

Dwelling has an Economic Factor of 100%

JEFFERSON TWP / CELINA SD

09-01-103-001

Property Class: 510

Neighborhood

265LA50-LA50

Map: 07

Block: 07

Card: 25

Bk: Pg:



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ROOP DEREK A & SYLVIA M

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

| | | | | | | | | | | |
|----|------------------------------|---------|------------------|-------------------|---------------------------------|---------------------------------------|----------|--|--|--|
| X: | <input type="checkbox"/> TTO | LISTER: | DATE: 05/23/2023 | 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 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 | 8568 ST RT 703, 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 | | | | | |
| <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 | | | | | |

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

VALUATION SUMMARY

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

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

26-095500.0000

TOTAL 0

COMMENTS
