26-144600.0200

JEFFERSON TWP / CELINA SD

09-03-326-009

Property Class: 500

Neighborhood 265LA50-LA50

Map:
Block:
Card:
Bk: Pg:

SIGMOND DOUGLAS & RENAY
SIGMOND DOUGLAS & RENAY
341 LEISURE LN
CELINA, OH 45822
Created in 2020 From 26-144600.0100 due to Split

LEGAL INFORMATION
REPLAT OF LOT 22
LAKE ACRES SUBD NO. 1
RTS: 003-06-03 LOT#: 22C

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIGMOND DOUGLAS & RENAY	341 LEISURE LN	CELINA	OH	45822	11/05/2020	0	QCE : X : 0	☐	☐
2	SIGMUND DOUGLAS & RENAY	341 LEISURE LN	CELINA	OH	45822	08/05/2020	125,000	WDC : 525	☐	■
3							0	0	☐	☐

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	
☐ 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
6696 LAKE ACRES DR

COMMENT
TY2022:Net Gen=$5,508.50, Other Assessment=$15.22
DE21 NEW DWELLING ($406,000) LESS THAN 30% COMPL
DE22 NEW DWELLING; POOL, 10 X 20 OUTBLDG
DE23 NOH; ADD PAT, CHG OFP TO 1ST FR; ADJ GR

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F174 D262	ST435 DP118 ADJ513		89,300 0
			TOTAL	89,300 0

VALUATION SUMMARY

		2023	2022	2021	2020				
VALUE YEAR		2023	2022	2021	2020				
REASON FOR CHANGE		MISC	NC	MISC	RAPP				
APPRAISED VALUE	LAND	89,300	81,300	81,300	0				
	IMPR	393,800	256,000	0	0				
	TOTAL	483,100	337,300	81,300	0				
ASSESSED VALUE	LAND	31,260	28,460	28,460	0				
	IMPR	137,830	89,600	0	0				
	TOTAL	169,090	118,060	28,460	0				

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	■	☐	☐	☐	☐

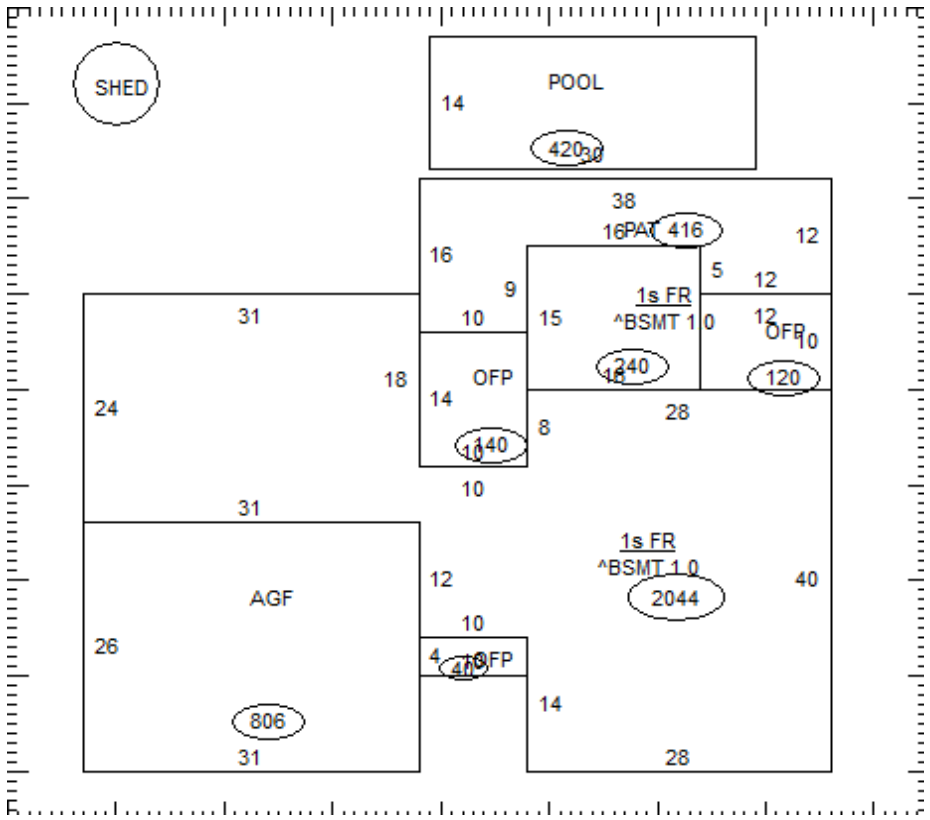
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES		1			

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		1		
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	2284	FR	255,330
BSMT	2284		32,660
SUBTOTAL			287,990
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,284 S.F.		3,770
PLUMBING #	5		6,050
GARAGES & CARPORTS			19,900
EXTRA FEATURES			6,500
SUBTOTAL			328,610
GRADE FACTOR			115 %
UNADJUSTED VALUE			377,900
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,284	B-		2021		G	377,900	1	374,120		374,100
1 Pool - Inground		14x30	420	B-	43.13	2021		A	18,110	2	17,750		17,800
2 Shed	8	10x20	200	C	9.90	2021		A	1,980	2	1,940		1,900
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		393,800

26-144600.0200

COMMENTS

Dwelling has an Economic Factor of 100%