26-160000.0000

JEFFERSON TWP / CELINA SD

09-04-257-011

Property Class: 510
Neighborhood 265LA20-LA20
Map: 08
Block: 06
Card: 36
Bk: Pg:

BAXTER TODD & CARTAGENA NINA
BAXTER TODD & CARTAGENA NINA
4909 NICHOLSON DR
CELINA, OH 45822

LEGAL INFORMATION
NICHELSON MANOR
IN LOT 126
RTS: 003-06-04 LOT#: 126

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAXTER TODD & CARTAGENA	4909 NICHOLSON DR	CELINA	OH	45822	05/10/2023	24,000	2:WDC : 244	☐	■
2	CREEDEN FRANK K	134 ORCHARD AVE	CELINA	OH	45822	03/30/1998	30,000	: A-M : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/15/2005 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
134 ORCHARD AVE, CELINA

COMMENT
TY2022:Net Gen=$516.50, Other Assessment=$191.88
DE23 DESKTOP RVW: CHG COND TO POOR, ADD CDU FNC

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D101	ST325 DP81 ADJ263		10,500 0
			TOTAL	10,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		MISC	RAPP	RAPP					
APPRAISED VALUE	LAND	10,500	8,500	8,100					
	IMPR	15,200	23,100	22,500					
	TOTAL	25,700	31,600	30,600					
ASSESSED VALUE	LAND	3,680	2,980	2,840					
	IMPR	5,320	8,090	7,880					
	TOTAL	9,000	11,070	10,720					

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		4			
BEDROOMS		2			
FIREPLACES		1			

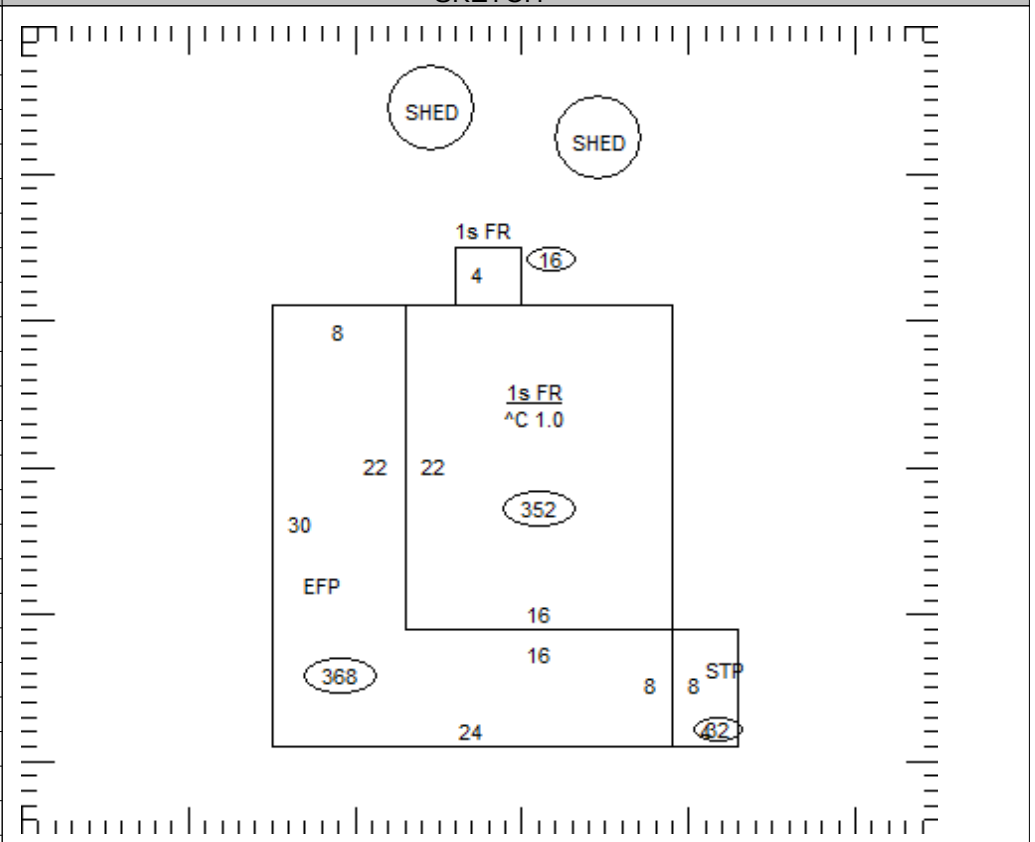
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	368	FR	67,440

SUBTOTAL		67,440
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	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		11,000
SUBTOTAL		82,840
GRADE FACTOR		85 %
UNADJUSTED VALUE		70,410
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	368	D+		1920		P	70,410	75	17,600	CDU25	15,200
1 Shed	PP	8x8	64	C		2000		A		37			0
2 Shed	PP	8x10	80	C		2000		A		37			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		15,200

26-160000.0000

COMMENTS

Dwelling has an Economic Factor of 115%