

JEFFERSON TWP / CELINA SD

09-05-251-001

Property Class: 111

Neighborhood

008261-A275

Map: 09

Block: 04

Card: 01

Bk: Pg:

26-212800.0000

MARTENS WILLIAM R & DIANE TRUSTEES

MARTENS WILLIAM R & DIANE TRUSTEES

5801 MONROE RD

CELINA, OH 45822

LEGAL INFORMATION

PT W 1/2 NE & PT SW

RTS: 003-06-05

Acres:46.0010

QUALIFIED CREDITS: CAUV:

06148

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MARTENS WILLIAM R & DIANE	5801 MONROE RD	CELINA	OH	45822	08/28/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	MARTENS WILLIAM R & DIANE	5801 MONROE RD	CELINA	OH	45822	01/11/2019	501,400	WDC : 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BRAUN LARRY B	7232 STAEGER RD	CELINA	OH	45822	07/28/1986	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/12/2020 TIME: 12:00:00 AM LETTER 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 type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	2103 ST RT 703, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<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"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,731.02, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$4.50
<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	DE20 RMV DWLG AND ALL OUTBLDGS BUT PB

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 36.3250	11,610	2,792			427,490 105,290
0087	A 10.1660	12,450	3,560			126,570 36,190
0023	A .0190	11,550	2,660			220 50
0024	A 2.1960	11,250	2,540			24,710 5,580
0021	A 22.0780	11,550	2,660			255,000 58,730
0022	A 1.8660	11,250	2,540			20,990 4,740
HS:Home Site	A 1.0000	25,440	25,440			25,440 25,440
RD:Road	A .4590	0	0			0 0
WO:Woods TOTAL	A 8.2170	6,320	1,070			52,790 9,560
Total Acres: 46.0010					TOTAL	505,720 140,290

DE19 ALLOW VAC ON DWLG
DE10 CORR OUTBLDGS, ADD PB
DE17 FIELDCHK RVW CHGS: LOCKED
GATE/EST BLDGS MSMNTS

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2020	2020	2020	2019	2019
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	REMB	CAUV	MISC
APPRAISED <u>LAND</u>	140,290	505,720	72,480	447,200	100,660	432,440	112,160	443,940
VALUE <u>IMPR</u>	42,900	42,900	33,500	33,500	35,700	35,700	79,700	79,700
<u>TOTAL</u>	183,190	548,620	105,980	480,700	136,360	468,140	191,860	523,640
ASSESSED <u>LAND</u>	49,100	177,000	25,370	156,520	35,230	151,350	39,260	155,380
VALUE <u>IMPR</u>	15,020	15,020	11,730	11,730	12,500	12,500	27,900	27,900
<u>TOTAL</u>	64,120	192,020	37,100	168,250	47,730	163,850	67,160	183,280

POTENTIAL RECOUP 2022=6119.27, 2021=6134.53, 2020=5173.92: Total=17427.72

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 2103 ST RT 703, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0021	A 4.6220	5,980	770			27,640	3,560	
0087	A 3.5860	7,000	1,670			25,100	5,990	
0023	A .0090	5,980	770			50	10	
Total Acres: 46.0010						TOTAL	505,720	140,290

VALUATION SUMMARY

VALUE YEAR	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC
APPRAISED	112,160	443,940	152,010	341,970
VALUE	IMPR	95,200	95,200	88,200
	TOTAL	207,360	539,140	240,210
ASSESSSED	LAND	39,260	155,380	53,200
VALUE	IMPR	33,320	33,320	30,870
	TOTAL	72,580	188,700	84,070
POTENTIAL RECOUP	2022=6119.27, 2021=6134.53, 2020=5173.92: Total=17427.72			

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

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		%

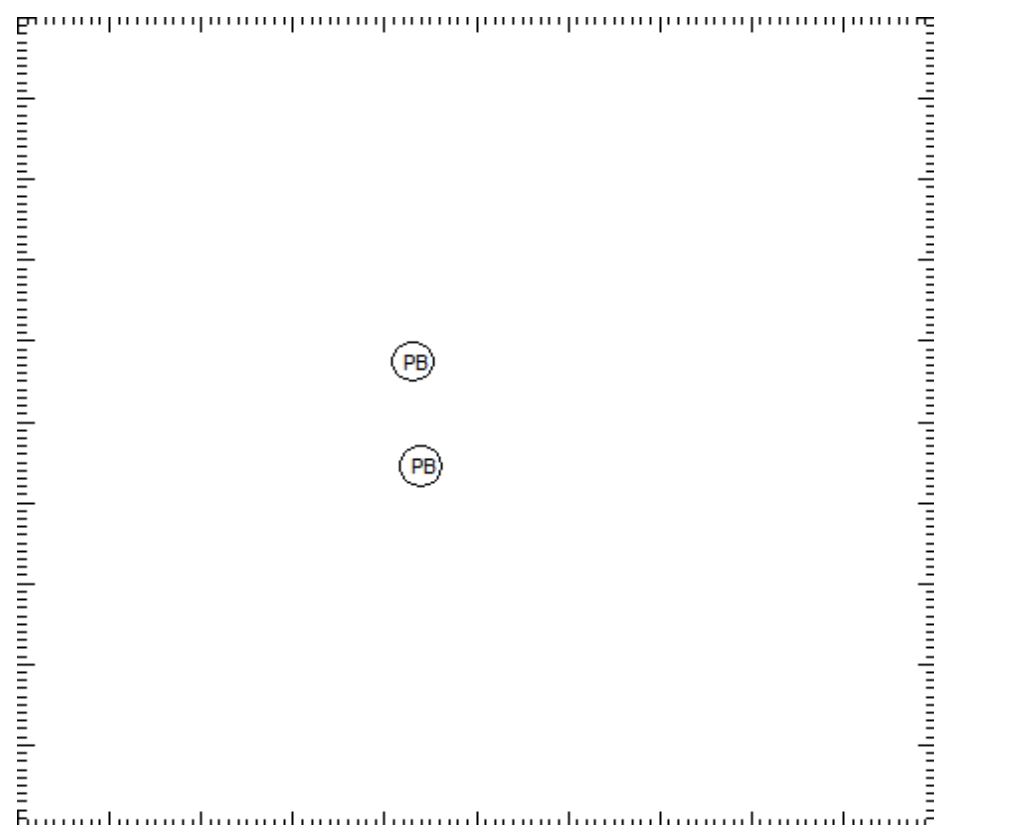
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS
 BEDROOMS
 FIREPLACES
 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

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													



26-212800.0000

TOTAL 0

COMMENTS