

JEFFERSON TWP-CELINA CORP / CELINA SD

05-35-251-004

Property Class: 510

Neighborhood

27502701-03 -

Map: 01

Block:

Card: 03

Bk: Pg:

27-000347.0000

MINNICH SHANE & FOX KARI

MINNICH SHANE & FOX KARI

1305 FAIRGROUND RD

CELINA, OH 45822

LEGAL INFORMATION

HANNA SUBDIVISION

LOT#: 7

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MINNICH SHANE & FOX KARI	1305 FAIRGROUND RD	CELINA	OH	45822	12/30/2019	229,900	WDC : 889	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FORTKAMP DONALD L & JOAN	7859 WEITZ RD	CELINA	OH	45822	08/30/2019	19,900	WDC : 590	<input type="checkbox"/>	<input type="checkbox"/>
3	GARMAN ERIS Y	1305 FAIRGROUND RD	CELINA	OH	45822	08/12/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 02/03/2020 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1305 FAIRGROUND RD, CELINA							
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$2,769.68, Other Assessment=\$0.00 DE20 ADD NEW DWLG;TTO DE19 TORNADO DAMAGE - TOTAL LOSS DE16 RMV STP PER REVAL DESKTOP REVIEW DE11 CORR SHED TO POLE GARAGE/MOVE OTHER SHED AND OFF TO 27-000346.0000 DE22 ADD PATIO PER DATA MAILER							
<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 checked="" 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 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
F:Front	F92 D180		ST290	DP109	ADJ316		29,100	0					
TOTAL							29,100	0					

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2020	2019	2017		
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	REMB	RAPP		
APPRAISED VALUE	<u>LAND</u> 29,100	28,100	28,100	25,100	25,100	25,100		
	<u>IMPR</u> 201,400	147,100	146,500	122,200	16,900	67,600		
	<u>TOTAL</u> 230,500	175,200	174,600	147,300	42,000	92,700		
ASSESSED VALUE	<u>LAND</u> 10,190	9,840	9,840	8,790	8,790	8,790		
	<u>IMPR</u> 70,490	51,490	51,280	42,770	5,920	23,660		
	<u>TOTAL</u> 80,680	61,330	61,120	51,560	14,710	32,450		

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

FLOOR	AREA	CONST	VALUE
1	1358	FR	190,810

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1358		19,420
SUBTOTAL			210,230
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	679 S.F.		9,710
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,037 S.F.		3,360
PLUMBING #	3		3,630
GARAGES & CARPORTS			12,000
EXTRA FEATURES			2,500
SUBTOTAL			241,430
GRADE FACTOR			100 %
UNADJUSTED VALUE			241,430
FACTOR			100 %

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

FLOOR	AREA	CONST	VALUE
BSMT	1358	FR	190,810

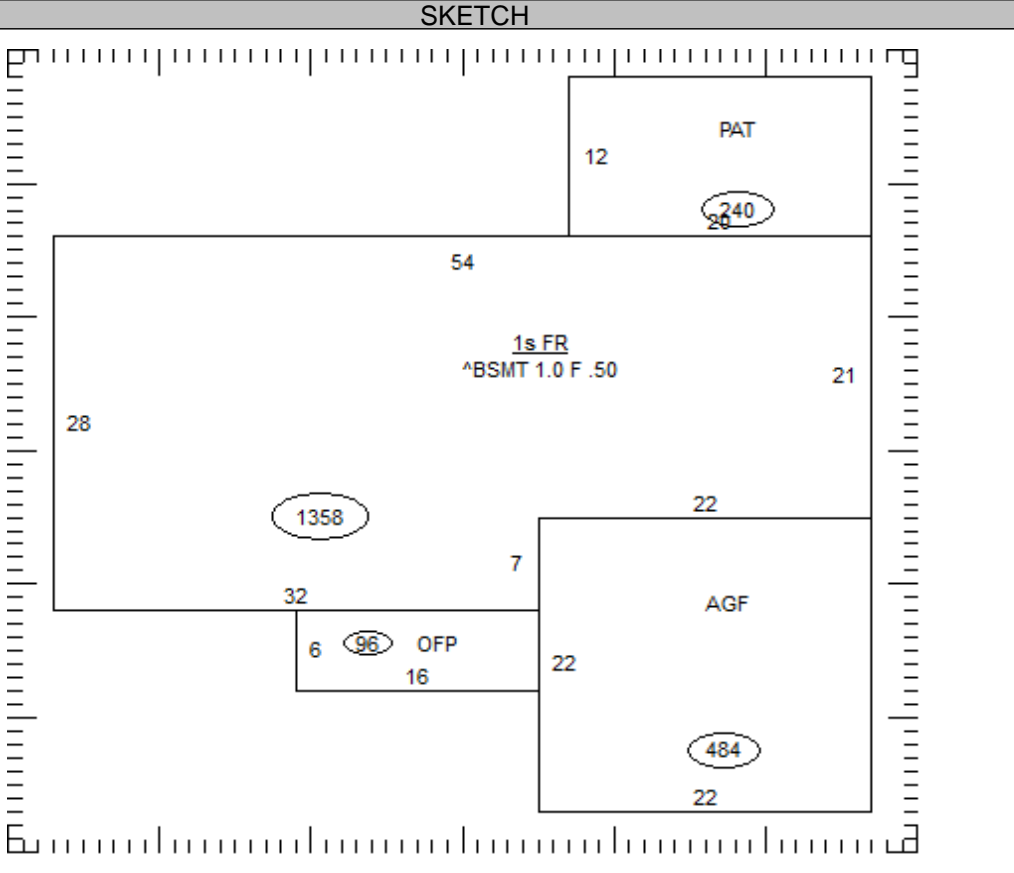
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

SUBTOTAL			241,430
GRADE FACTOR			100 %
UNADJUSTED VALUE			241,430
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 3 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	1,358	C		2019		G	241,430	3	234,190		201,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



27-000347.0000

TOTAL 201,400

COMMENTS

Dwelling has an Economic Factor of 86%