27-001800.0000

LANGE JOEL J & BROOKE A
LANGE JOEL J & BROOKE A
317 SUMMIT ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-276-004

LEGAL INFORMATION
PT SE NE

RTS: 002-05-36
Acres:2.2730

Property Class: 510
Neighborhood
27502703-01 -
Map: 01 C
Block:
Card: 10
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LANGE JOEL J & BROOKE A	317 SUMMIT ST	CELINA	OH	45822	12/12/2019	215,000	WDC : 854	☐	■
2	DREFFER MELINDA ETAL	317 SUMMIT ST	CELINA	OH	45822	01/25/2008	0	QCE : X : 0	☐	☐
3	DREFFER RICHARD LIFE	317 SUMMIT ST	CELINA	OH	45822	12/22/1999	0	: X : 0	☐	☐

X: ■ TTO LISTER: HK DATE: 02/22/2022 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
317 SUMMIT ST, CELINA

COMMENT
TY2022:Net Gen=$3,675.90, Other Assessment=$8.96
317 SUMMIT ST
DE09 PER DATA MAILER ADDED G FIREPLACE TO 317 SUMMIT ST
DE22 TTO; ADDITION ON REAR OF DWLG/ADD RMDL YR ($90,000)
DE22 RMV FP, ADD EX FIX; MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	31190		31,200 0
SM:Small Acreage	AC:1.273	8300		10,600 0
Total Acres: 2.2730			TOTAL	41,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2022	2021	2021	2020	2017
REASON FOR CHANGE		RAPP	MISC	NC	MISC	MISC	RAPP	RAPP
APPRAISED VALUE	LAND	41,800	27,100	27,100	27,100	39,200	39,200	36,300
	IMPR	307,300	205,200	207,800	114,000	114,000	181,500	159,100
	TOTAL	349,100	232,300	234,900	141,100	153,200	220,700	195,400
ASSESSED VALUE	LAND	14,630	9,490	9,490	9,490	13,720	13,720	12,710
	IMPR	107,560	71,820	72,730	39,900	39,900	63,530	55,690
	TOTAL	122,190	81,310	82,220	49,390	53,620	77,250	68,400

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	☐	☐	☐	☐	☐

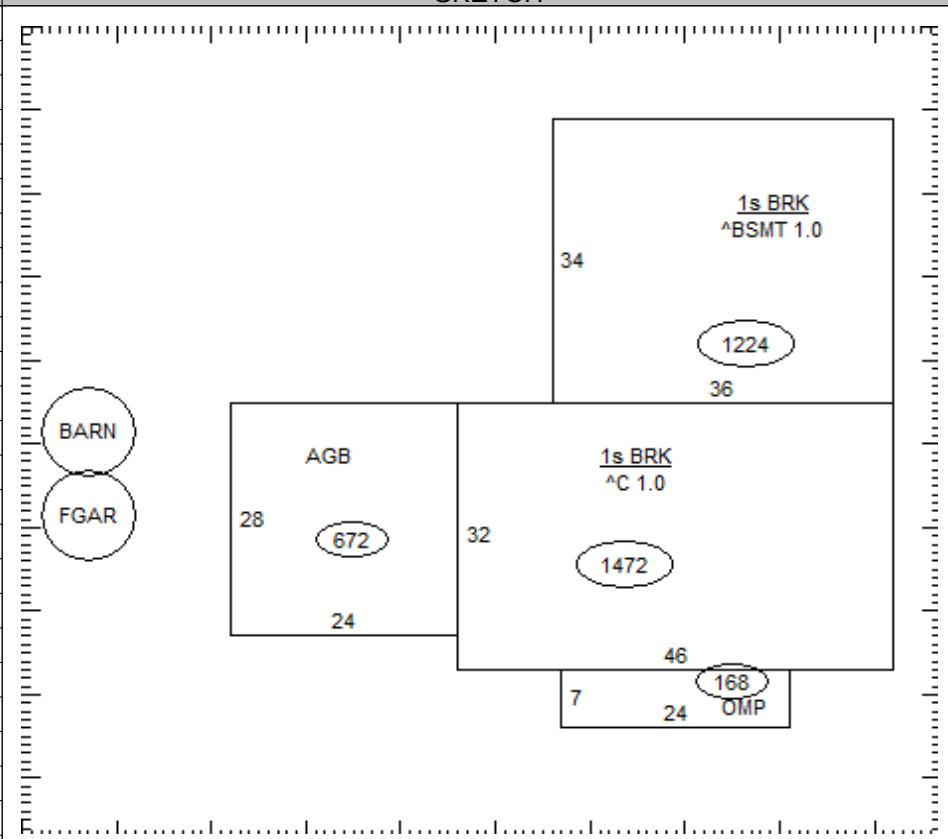
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		2			
FIREPLACES					

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		2		
X HALF BATH				
X FIXTURES		1		

FLOOR	AREA	CONST	VALUE
1	2696	BRK	308,180
BSMT	1224		17,500
SUBTOTAL			325,680
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		2,696 S.F.	4,450
PLUMBING #		7	8,470
GARAGES & CARPORTS			18,800
EXTRA FEATURES			3,100
SUBTOTAL			360,500
GRADE FACTOR			105 %
UNADJUSTED VALUE			378,530
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,696	C+		1986	2021	A	378,530	15	321,750		305,700
1 Barn	12	22x30	660	C	12.00	1960		A	7,920	90	790		800
2 Gar - Frame		12x28	336	C	23.70	1960		A	7,960	90	800		800
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		307,300

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COMMENTS

Dwelling has an Economic Factor of 95% (Rollback Basis=$336,900)