27-002600.0170

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-102-014

Property Class: 510
Neighborhood
27502722-03 -
Map:
Block:
Card:
Bk: Pg:

**PAX CHRISTOPHER T & KELLY J**
PAX CHRISTOPHER T & KELLY J
1235 BROOKE AVE
CELINA, OH 45822
Created in 2004 From 27-002600.0100 due to New

**LEGAL INFORMATION**
WHEATLAND ACRES
SEC III PHASE I
LOT#: 68

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | PAX CHRISTOPHER T & KELLY | 1235 BROOKE AVE | CELINA | OH | 45822 | 05/18/2020 | 333,000 | WDC : 313 | ☐ | ■ |
| 2 | LAMMERS KIMBERLY S | 1235 BROOK AVE | CELINA | OH | 45822 | 11/15/2004 | 35,500 | WDC : A : 0 | ☐ | ■ |
| 3 | SHINN BROTHERS INC | 540 SUMMIT ST | CELINA | OH | 45822 | 11/01/2004 | 0 | QCE : X : 0 | ☐ | ☐ |

X: ☐ TTO LISTER: btc DATE: 09/05/2006 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
1235 BROOKE AVE

COMMENT
TY2022:Net Gen=$3,869.78, Other Assessment=$0.00

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F101 D127 | ST500 DP92 ADJ460 | | 46,500 0 |
| | | | TOTAL | 46,500 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2020 | 2017 | | | | | |
| REASON FOR CHANGE | | RAPP | RAPP | RAPP | | | | | |
| APPRAISED VALUE | LAND | 46,500 | 31,100 | 26,100 | | | | | |
| | IMPR | 300,300 | 213,700 | 210,600 | | | | | |
| | TOTAL | 346,800 | 244,800 | 236,700 | | | | | |
| ASSESSED VALUE | LAND | 16,280 | 10,890 | 9,140 | | | | | |
| | IMPR | 105,110 | 74,800 | 73,710 | | | | | |
| | TOTAL | 121,390 | 85,690 | 82,850 | | | | | |

| 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 | | | |

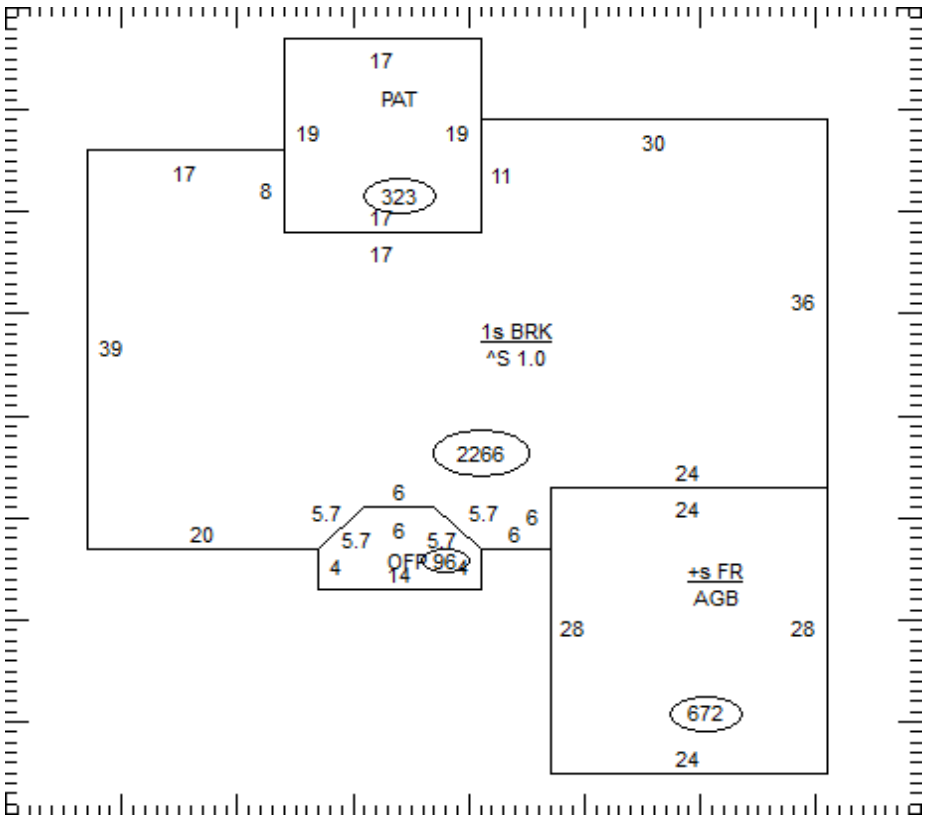
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | | | | | BASE ■ |
|---|---|---|---|---|---|
| X FULL BATH | | 1 | | | |
| X HALF BATH | | 1 | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 2266 | BRK | 271,060 |
| + | 0 | FR | 6,760 |

| | | | |
|---|---|---|---|
| SUBTOTAL | | | 277,820 |
| 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 | 2,266 | S.F. | 3,740 |
| PLUMBING # | 5 | | 6,050 |
| GARAGES & CARPORTS | | | 18,800 |
| EXTRA FEATURES | | | 2,800 |
| SUBTOTAL | | | 313,610 |
| GRADE FACTOR | | | 120 % |
| UNADJUSTED VALUE | | | 376,330 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 2,266 | B | | 2005 | | A | 376,330 | 16 | 316,120 | | 300,300 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL | 300,300 |

27-002600.0170

COMMENTS

Dwelling has an Economic Factor of 95%

27-002600.0170

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-102-014

Property Class: 510
Neighborhood
27502722-03 -
Map:
Block:
Card:
Bk: Pg:

**PAX CHRISTOPHER T & KELLY J**
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**LEGAL INFORMATION**
WHEATLAND ACRES
SEC III PHASE I
LOT#: 68

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DBL INC | 1228 JESSICA LN | CELINA | OH | 45822 | 11/01/2004 | 0 | : 0 | ☐ | ☐ |
| 2 | | | | | | | 0 | 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: btc DATE: 09/05/2006 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
1235 BROOKE AVE

COMMENT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | TOTAL | | 46,500 | 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | | | | | | | | |
| REASON FOR CHANGE | | | | | | | | | |
| APPRAISED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |
| ASSESSED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |

| 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 | | | | | |
| 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 | | | | | |

| FLOOR | AREA | CONST | VALUE |
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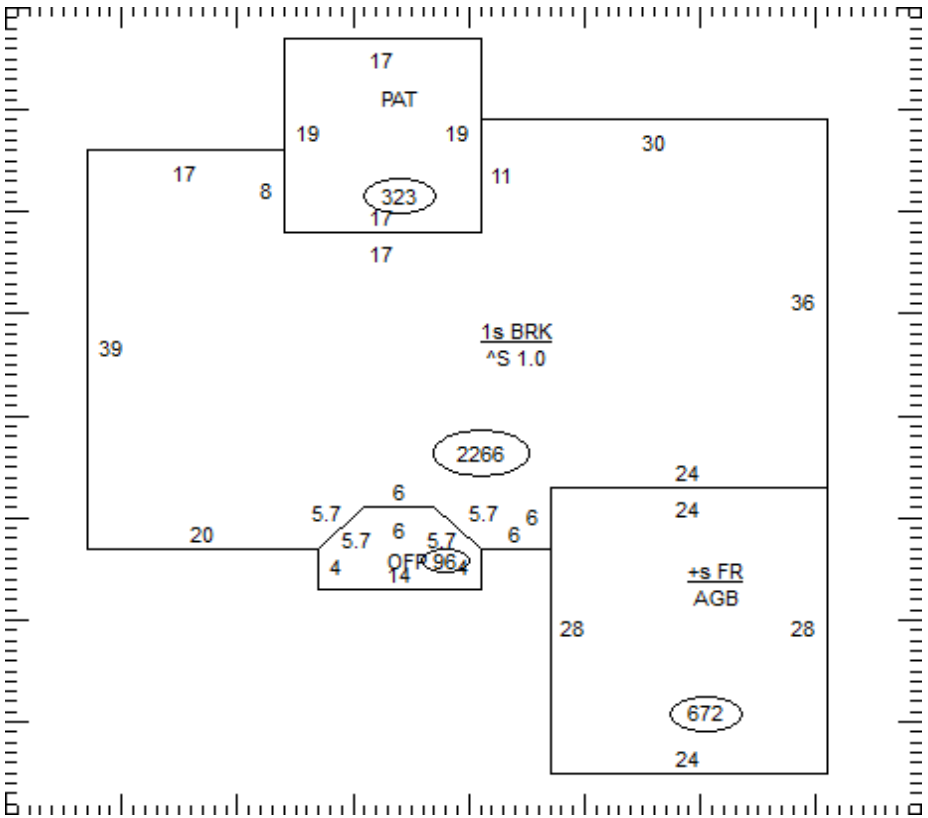
|---|---|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| UNADJUSTED VALUE | | 0 |
| FACTOR | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | SK | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL | 0 |

27-002600.0170

COMMENTS