27-014100.0000

HAMBLIN ANCIL J & KARLA K
HAMBLIN ANCIL J & KARLA K
927 WEST BANK RD
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-478-016

LEGAL INFORMATION
PT OF WEST BANK

RTS: 002-06-01
Acres:0.2300 M:0.0000

Property Class: 510
Neighborhood 275LA50-LA50
Map: 04
Block: 15
Card: 64
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HAMBLIN ANCIL J & KARLA K	927 WEST BANK RD	CELINA	OH	45822	07/31/2020	76,000	WDC : 512	☐	■
2	HATHAWAY RODNEY	1145 N HIGH ST APT/SUITE	COLUMBUS	OH	43201	08/30/2004	78,800	WDC : A : 0	☐	■
3	SILLIMAN JOE B	628 W ANTHONY ST	CELINA	OH	45822	07/07/1999	65,000	: A : 0	☐	■

X: ☐ TTO LISTER: DATE: 10/14/2011 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
927 WEST BANK RD, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-014100.000K
(TY2022 L=0; B=7,690; T=7,690)
TY2022:Net Gen=$783.96, Other Assessment=$124.20
2004 BASE VALUES:L:$22,600 B:$25,910 T:$48,510
2020 DUPL VALUES:L:$22,600 B:$33,600 T:$56,200
2023 DUPL VALUES:L:$26000 B:$48100 T:$74100
DE11 ADD PATIO'S
NC24 NEW ADD'N
TAX INCENTIVE: TF505

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D201	ST460 DP113 ADJ520		26,000 0
			TOTAL	22,600 0

VALUATION SUMMARY — * Value Override Item

VALUE YEAR		* 2023	* 2020	* 2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	22,600	22,600	22,600					
	IMPR	25,910	25,910	25,910					
	TOTAL	48,510	48,510	48,510					
ASSESSED VALUE	LAND	7,910	7,910	7,910					
	IMPR	9,070	9,070	9,070					
	TOTAL	16,980	16,980	16,980					

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	■	☐	☐	☐	☐

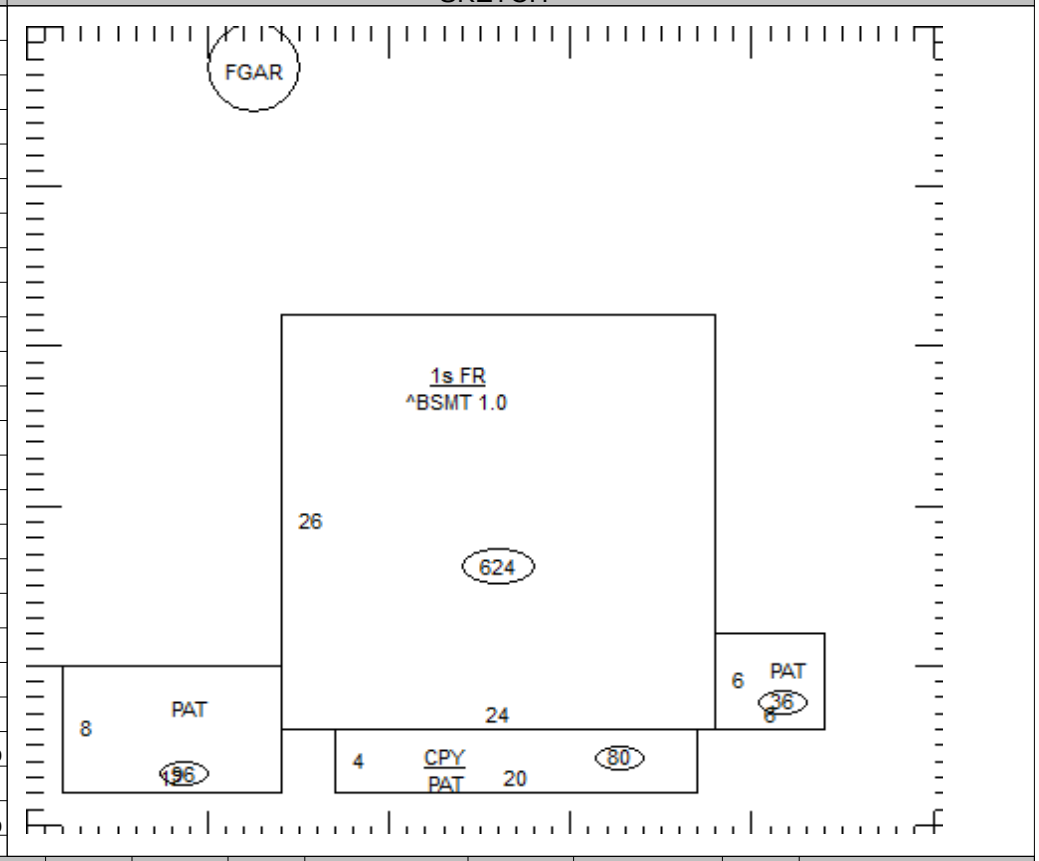
ACCOMMODATIONS					
# OF ROOMS		3			
BEDROOMS		1			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	624	FR	110,440
BSMT	624		8,920
SUBTOTAL			119,360
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		0 S.F.	0
PLUMBING #		3	3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			1,500
SUBTOTAL			124,490
GRADE FACTOR			80 %
UNADJUSTED VALUE			99,590
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	624	D		1947		A	99,590	50	49,800		47,300
1 Gar - Frame		12x24	288	D	18.96	1969		A	5,460	85	820		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		*25,910

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COMMENTS

Dwelling has an Economic Factor of 95%