

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-228-002

Property Class: 510

Neighborhood

27502705

Map: 02

Block: 04

Card: 68

Bk: Pg:

27-020370.0115

LEGAL INFORMATION

THE MEADOWS

ALSO PT LOT 16

LOT#: 15

FLORA CHRISTOPHER S & APRIL L

FLORA CHRISTOPHER S & APRIL L

1007 CHICORY CT

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FLORA CHRISTOPHER S &	1007 CHICORY CT	CELINA	OH	45822	08/01/2023	412,100	WDC : 441	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FORTKAMP JEFFREY L &	1007 CHICORY CT	CELINA	OH	45822	09/19/2002	197,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: LG DATE: 07/20/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU

1007 CHICORY CT, CELINA
COMMENT
 TY2022:Net Gen=\$3,405.10, Other Assessment=\$0.00
 DE23 ADD FIN BASEMTN & CORR PLUMB PER SOCIAL MEDIA//ASKING \$427,000

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F98 D120	ST390	DP89	ADJ347			34,000	0
TOTAL							34,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2017				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND 34,000	27,100	27,100	22,600				
	IMPR 270,700	218,200	188,300	162,900				
	TOTAL 304,700	245,300	215,400	185,500				
ASSESSED VALUE	LAND 11,900	9,490	9,490	7,910				
	IMPR 94,750	76,370	65,910	57,020				
	TOTAL 106,650	85,860	75,400	64,930				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH								
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION BUILDING TYPE <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> BI/TR LEVEL <input type="checkbox"/> MOD/MAN <input type="checkbox"/> _____	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE	1	1841	FR	225,300									

ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input type="checkbox"/> GABLE <input checked="" type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT				
FLOORS	B 1 2 3 U				
CONCRETE WOOD TILE/COMPO CARPET	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
INT. FINISH	B 1 2 3 U				
PLASTER/DW PANELING UNFINISHED	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
ACCOMMODATIONS					
# OF ROOMS	2	6			
BEDROOMS		3			
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	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE				
X FULL BATH X HALF BATH X FIXTURES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1	1		
		1			
		1			

BSMT	1841		26,330
SUBTOTAL			251,630
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,841 S.F.		26,330
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,841 S.F.		3,040
PLUMBING #	9		10,890
GARAGES & CARPORTS			16,600
EXTRA FEATURES			4,000
SUBTOTAL			312,490
GRADE FACTOR			120 %
UNADJUSTED VALUE			374,990
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,841	B		1992		A	374,990	24	284,990		270,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-020370.0115	TOTAL	270,700
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COMMENTS

30 L/F BRICK TRIM 8' HIGH
 Dwelling has an Economic Factor of 95%