

Business Name:
Property Address: 318 MAGNOLIA ST, CELINA

DTE Code: 710



27-026300.000A

JEFFERSON TWP-CELINA CORP
CELINA SD
06-31-305-010

LEGAL INFORMATION

PT SW
SECTION LAND
RTS: 003-05-31

DRUMMOND DEREK R & CASSANDRA L
DRUMMOND DEREK R & CASSANDRA L
318 MAGNOLIA ST
CELINA, OH 45822

Neighborhood 27502716-02 -
Map: 02 Block: 06 Card: 80
Bk: Pg:

COMMENT
Tax Incentive Base Parcel: 27-026300.0000 (TY2022 L=35,100; B=236,000; T=271,100)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
DE17 ABMNT EXPIRED
DE16 CORR SIZE OF PATIO AND ADD TERR PER REVAL DESKTOP REVIEW
DE22 NO LONGER LIVING THERE/GRANDSON LIVES THERE

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	08/14/17
05/01/2023	219,000		WDC : 226	510	■	Pricer:
09/24/2012	215,000		WDC : A : 576	510	■	Reviewer:
12/01/2011	165,000		WDC : A : 650	510	□	Final:
05/12/2004	122,400		WDC : A : 0	510	■	Call Back:
05/12/2004	122,400		WDC : A : 0	510	■	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
ESTIMATED <u>LAND</u>	0	0	0	0
MARKET VALUE <u>IMPR</u>	0	0	0	0
<u>TOTAL</u>	0	0	0	0
ASSESSED <u>LAND</u>	0	0	0	0
VALUE <u>IMPR</u>	0	0	0	0
<u>TOTAL</u>	0	0	0	0

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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"/> AG-RES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0



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05/12/2004	122,400		WDC : A : 0	510	■	Pricer:
05/12/2004	122,400		WDC : A : 0	510	■	Reviewer:
06/07/2001	147,000		: A : 0	510	■	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

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A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

CLASS/QUALITY RANK	EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
TOTAL AREA	PERIMETER	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
AGE	SPRINKLER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					

PLUMBING		EXTRA FIXTURES				LIGHTING										
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING					FLUORESCENT					METAL HALIDE				
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH					SODIUM VAP					STANDARD				
YARD ITEMS		3 FIXTURE BATH					MERCURY VAP									

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																			0
																		TOTAL IMPR	0

COMMENTS