27-026953.1500

JEFFERSON TWP-CELINA CORP / CELINA SD
06-32-177-027

Property Class: 510
Neighborhood
27502711-03 -
Map: 05 C
Block:
Card: 53
Bk: Pg:

DZENDZEL STEVEN E & SCHAFFNER BETH J
DZENDZEL STEVEN E & SCHAFFNER BETH J
1505 WESTBURY DR
CELINA, OH 45822
Created in 2003 From 27-026953.0000 due to Split

LEGAL INFORMATION
SETTLER'S LANE WEST

LOT#: 15

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DZENDZEL STEVEN E &	1505 WESTBURY DR	CELINA	OH	45822	08/18/2023	370,000	WDC : 493	☐	■
2	HINES MARIANN	1505 WESTBURY DR	CELINA	OH	45822	11/06/2020	0	QCE : X : 0	☐	☐
3	HINES KEVIN E & MARIANN	1505 WESTBURY DR	CELINA	OH	45822	07/02/2003	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 05/01/2023 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
1505 WESTBURY DR

COMMENT
Tax Incentive Exempt Parcel: 27-026953.150A (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=$3,345.90, Other Assessment=$0.00
DE23 DESKTOP RVW: ADJ PATIO MSMNTS, COR FN BSMNT, ADD VLTD CEILNG
DE23 VERIFIED INT INFO FROM LISTING; ASKING $399,900

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F90 D135	ST350 DP95 ADJ333		30,000 0
			TOTAL	30,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2017				
REASON FOR CHANGE		MISC	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	30,000	30,000	24,000	22,200				
	IMPR	261,100	243,000	212,600	194,800				
	TOTAL	291,100	273,000	236,600	217,000				
ASSESSED VALUE	LAND	10,500	10,500	8,400	7,770				
	IMPR	91,390	85,050	74,410	68,180				
	TOTAL	101,890	95,550	82,810	75,950				

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	☐	☐	☐	☐	☐

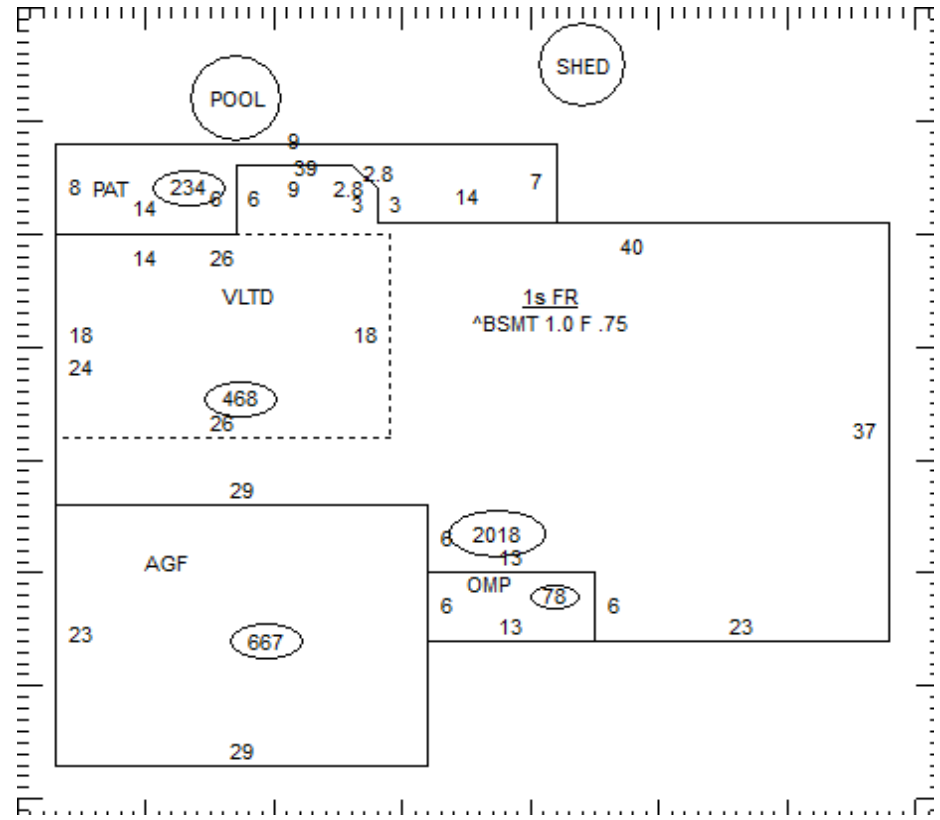
ACCOMMODATIONS					
# OF ROOMS	3	8			
BEDROOMS	1	3			
FIREPLACES					

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	■	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH	1	2			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2018	FR	235,760
BSMT	2018		28,860
SUBTOTAL			264,620
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,514 S.F.		21,650
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,532 S.F.		5,830
PLUMBING #	9		10,890
GARAGES & CARPORTS			16,500
EXTRA FEATURES			13,000
SUBTOTAL			332,490
GRADE FACTOR			105 %
UNADJUSTED VALUE			349,110
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,018	C+		2002		A	349,110	22	272,310		250,500
1 Pool - Inground		15x28	420	C	37.50	2004		A	15,750	33	10,550		10,600
2 Shed		8x14	112	C		2019		A		4			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		261,100

27-026953.1500

COMMENTS

Dwelling has an Economic Factor of 92% (Rollback Basis=$280,500)