

JEFFERSON TWP-CELINA CORP / CELINA SD

09-05-101-008

Property Class: 510

Neighborhood  
27502719-01 -

Map: 05  
Block: 10  
Card: 80

Bk: Pg:

27-027400.0000

**HERDMAN RICHARD H & DINA L**  
HERDMAN RICHARD H & DINA L  
4336 GROSSEPOINT  
SPRINGFIELD, OH 45502

**LEGAL INFORMATION**  
NW NW  
RTS: 003-06-05  
Acres:1.9300

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HERDMAN RICHARD H & DINA	4336 GROSSEPOINT	SPRINGFIELD	OH	45502	05/06/2021	141,000	WDC : 354	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	NELSON ERIC V & MARILYN R	248 BAYVIEW DR	CELINA	OH	45822	05/01/1998	78,300	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 05/23/2023 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 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"/> IMPROVING <input checked="" 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	248 BAYVIEW DR, CELINA

**COMMENT**  
Tax Incentive Exempt Parcel: 27-027400.000A\*  
(TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$1,514.34, Other  
Assessment=\$0.00  
DE23 RMV OFF, ADD RF SHLTR///DESKTOP  
RVW  
DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	18120				18,100	0	
SM:Small Acreage	AC:0.93	8500				7,900	0	
Total Acres: 1.9300			TOTAL			26,000	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u>	26,000	24,100	23,000			
	<u>IMPR</u>	107,200	69,600	61,100			
	<u>TOTAL</u>	133,200	93,700	84,100			
ASSESSED VALUE	<u>LAND</u>	9,100	8,440	8,050			
	<u>IMPR</u>	37,520	24,360	21,390			
	<u>TOTAL</u>	46,620	32,800	29,440			

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	
<b>BUILDING TYPE</b>			
<input type="checkbox"/> MOBILE HOME		<input checked="" type="checkbox"/> ALM/VYNL	
<input type="checkbox"/> BI/TR LEVEL		<input type="checkbox"/> CONC BLK	
<input type="checkbox"/> MOD/MAN		<input type="checkbox"/> METAL	
<input type="checkbox"/>		<input type="checkbox"/> BRICK	
		<input type="checkbox"/> STONE	

<b>ROOFING</b>		<b>ROOF TYPE</b>	
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE	
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP	
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL	
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD	
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT	

<b>FLOORS</b>		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

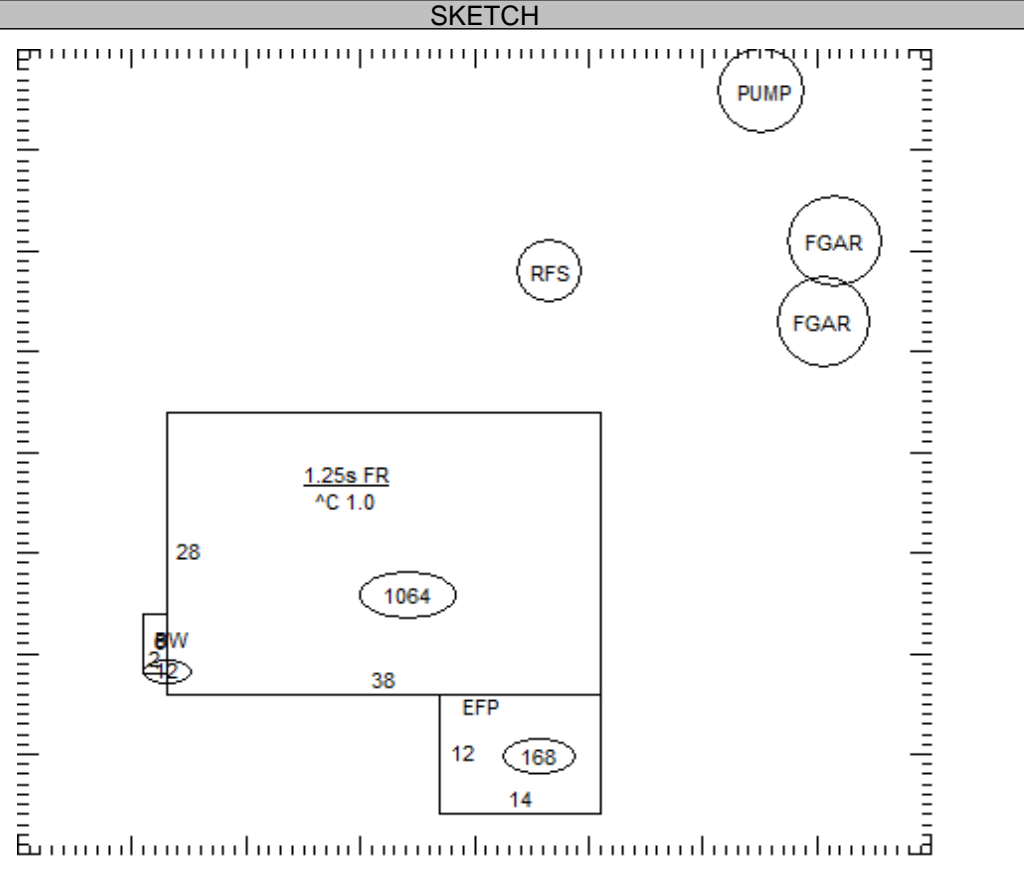
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>	
# OF ROOMS	4
BEDROOMS	2
FIREPLACES	1

<b>HEAT &amp; AC</b>		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b>	
X FULL BATH			
X HALF BATH	1		
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	1064	FR	165,960
.25	266	FR	37,850
<b>SUBTOTAL</b>			203,810
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	1,064 S.F.		1,760
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			5,100
<b>SUBTOTAL</b>			217,490
GRADE FACTOR			95 %
<b>UNADJUSTED VALUE</b>			206,620
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,330	C-		1950		A	206,620	45	113,640		96,600
1 Pump Hse		6x6	36	C		1950		A		95			0
2 Gar - Frame		24x30	720	D	18.96	1950		F	13,650	95	680		700
3 Gar - Frame		24x24	576	C	23.70	1998		A	13,650	37	8,600		8,600
4 Roof Shelter		15x16	240	C	7.38	2008		A	1,770	25	1,330		1,300
5													
6													
7													
8													
9													
10													
11													

27-027400.0000 TOTAL 107,200

**COMMENTS**

Dwelling has an Economic Factor of 85%