

JEFFERSON TWP-CELINA CORP / CELINA SD  
 09-05-105-014

27-041100.0000

**BOECKMAN MATTHEW J**  
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 221 PARKVIEW DR  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 NICHOLSONS EDGEWATER PARK  
 GARDENS #2  
 1/2 VACATED ALLEY TO N. & ALL LT 88 & N 1/2 LT 89

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOECKMAN MATTHEW J	221 PARKVIEW DR	CELINA	OH	45822	06/14/2019	119,900	2:WDC : 409	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KING AMANDA	221 PARKVIEW DR	CELINA	OH	45822	12/12/2018	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	ENGLE SETH & AMANDA	221 PARKVIEW DR	CELINA	OH	45822	10/11/2001	81,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO      LISTER: BTC      DATE: 05/14/2007      TIME: 12:00:00 AM       LETTER       LETTER REC'D      GIS CODE

STREET/ROAD      TOPOGRAPHY      PU-UTILITIES-PR      NEIGHBORHOOD      INFLUENCE FACTORS      PROPERTY LOCATION

PAVED       LEVEL       WATER       IMPROVING       A. NO ROAD       F. RESTRICT      221 PARKVIEW DR, CELINA  
 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

**COMMENT**  
 TY2022:Net Gen=\$1,259.02, Other  
 Assessment=\$0.00  
 DE16 DESKTOP RVW CHG: ADD STP  
 DE20 RMV OWN OCC; DID NOT RETURN APP

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F67 D60		ST250 DP63 ADJ158				10,600	0
					TOTAL		10,600	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 10,600	8,400	8,000
	IMPR 112,400	69,500	61,800
	TOTAL 123,000	77,900	69,800
ASSESSED VALUE	LAND 3,710	2,940	2,800
	IMPR 39,340	24,330	21,630
	TOTAL 43,050	27,270	24,430

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

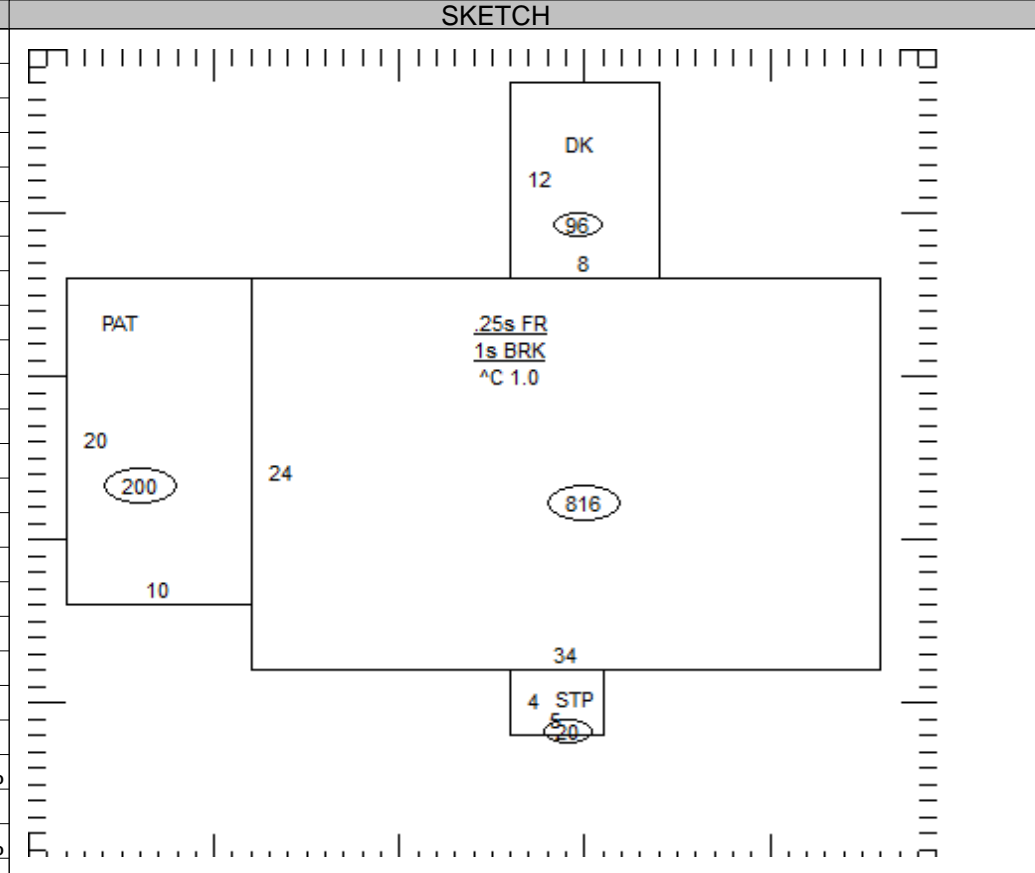
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

<b>PLUMBING</b>		<b>BASE</b>		<input checked="" type="checkbox"/>
X FULL BATH			1	
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	816	BRK	147,410
.25	204	FR	31,410
<b>SUBTOTAL</b>			178,820
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	0 S.F.		0
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			2,000
<b>SUBTOTAL</b>			188,850
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			188,850
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,020	C		1980		A	188,850	30	132,200		112,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-041100.0000 TOTAL 112,400

**COMMENTS**

Dwelling has an Economic Factor of 85%