



**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS**  
 CONCRETE  
 WOOD  
 TILE/COMPO  
 CARPET

**Subtotal**  
 MULTI-FAMILY # 0  
 BUILDING TYPE 000%  
 BSMT FINISH 0 S.F.  
 FIREPLACE # 0  
 HEATING 0 S.F.  
 AIR COND 0 S.F.  
 PLUMBING # 0  
 GARAGES & CARPORTS  
 EXTRA FEATURES

**INT. FINISH**  
 PLASTER/DW  
 PANELING  
 UNFINISHED

**Subtotal**  
 GRADE FACTOR %  
 UNADJUSTED VALUE 0  
 FACTOR %

**ACCOMMODATIONS**  
 # OF ROOMS  
 BEDROOMS  
 FIREPLACES

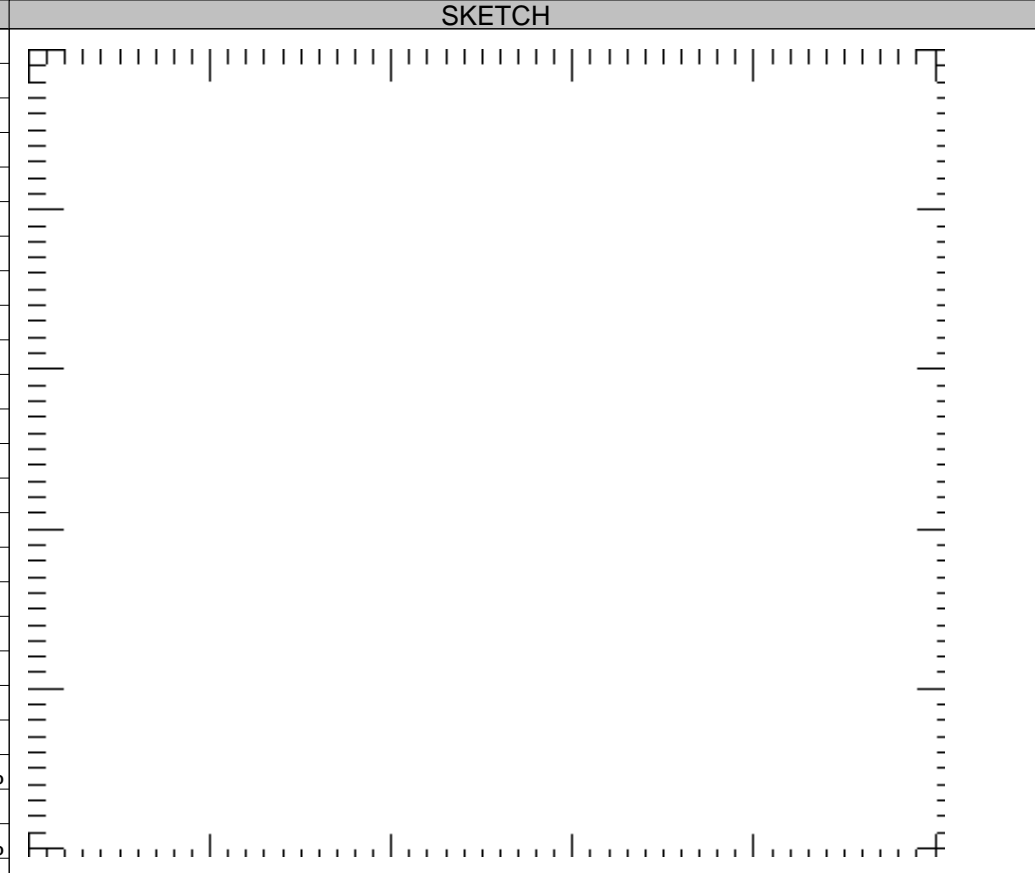
**Subtotal**  
 GRADE FACTOR %  
 UNADJUSTED VALUE 0  
 FACTOR %

**HEAT & AC**  
 NO HEAT  
 CTRL HEAT  
 HW/STEAM  
 ELECTRIC  
 HEAT PUMP  
 FLR/WALL  
 STVE/SPCE  
 GEOTHERMAL  
 OUTSIDE  
 CTRL A/C

**Subtotal**  
 GRADE FACTOR %  
 UNADJUSTED VALUE 0  
 FACTOR %

**PLUMBING**  
 X FULL BATH  
 X HALF BATH  
 X FIXTURES

**BASE**



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-043900.000A TOTAL 0

**COMMENTS**

92 DUPL ABMT RMVD 8/29/02

JEFFERSON TWP-CELINA CORP / CELINA SD

09-05-107-023

Property Class: 710

Neighborhood

27502719-01 -

Map: 05

Block: 11

Card: 33

Bk: Pg:

27-043900.000A

**MINARIK-BINION CHRISTOPHER W**

MINARIK-BINION CHRISTOPHER W

1701 E LIVINGSTON ST

CELINA, OH 45822

**LEGAL INFORMATION**

NICHOLSONS EDGEWATER PARK

GARDENS #2 ALSO W 1/2 LOT 137

LOT#: 116 & 117

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POORE PHILLIP E	1701 E LIVINGSTON ST	CELINA	OH	45822	10/16/2006	44,500	WDC : A-M : 830	<input type="checkbox"/>	<input type="checkbox"/>
2	GLASCOCK LINDA A	2724 JESSUP RD	CINCINNATI	OH	45239	09/30/1987	12,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 04/10/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	1701 E LIVINGSTON ST
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						0	0

**VALUATION SUMMARY**

VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH																					
<input 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 type="checkbox"/> BRICK																										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																										
<b>ROOFING</b>		<b>ROOF TYPE</b>																											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																											
<input 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	<b>SUBTOTAL</b>							0			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														MULTI-FAMILY #	0							0		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				BUILDING TYPE	000%							0												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				BSMT FINISH	0 S.F.							0												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				FIREPLACE #	0							0												
<b>INT. FINISH</b>				B	1	2	3	U	HEATING	0 S.F.							0												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				AIR COND	0 S.F.							0												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				PLUMBING #	0							0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				GARAGES & CARPORTS								0												
<b>ACCOMMODATIONS</b>									EXTRA FEATURES								0												
# OF ROOMS									<b>SUBTOTAL</b>								0												
BEDROOMS									GRADE FACTOR								%												
FIREPLACES									<b>UNADJUSTED VALUE</b>								0												
<b>HEAT &amp; AC</b>		B	1	2	3	U			FACTOR								%												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>OCCUPANCY</b>								ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			DWELLING																				
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			1																				
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			2																				
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			3																				
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			4																				
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			5																				
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			6																				
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			7																				
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			8																				
<b>PLUMBING</b>		<b>BASE</b>				<input type="checkbox"/>			9																				
X FULL BATH									10																				
X HALF BATH									11																				
X FIXTURES																													
27-043900.000A													<b>TOTAL</b>				0												
<b>COMMENTS</b>																													