27-065700.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-430-003

Property Class: 510

Neighborhood 27502720-01 -

Map:
Block:
Card:

Bk: Pg:

THORPE SAMUEL L JR
THORPE SAMUEL L JR
126 W LOGAN ST
CELINA, OH 45822

LEGAL INFORMATION
OLD PLAT
LOT NO 65 E 1/2
LOT#: 65

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	THORPE SAMUEL L JR	126 W LOGAN ST	CELINA	OH	45822	06/01/2022	159,900	WDC : 389	☐	■
2	COON RONALD A	126 W LOGAN ST	CELINA	OH	45822	06/28/1991	46,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 10/17/2011 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
126 W LOGAN ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-065700.000A (TY2022 L=0; B=0; T=0)27-065700.000K (TY2022 L=0; B=33,250; T=33,250)
TY2022:Net Gen=$1,116.80, Other Assessment=$525.66
2004 BASE VALUE:L:$7370 B:$63280 T:$70650
2020 DUPL VALUES:L:$10200 B:$93,700 T:$103,900
2023 DUPL VALUES:L:$16400 B:$126100 T:$142500
DE15 ABMNT EXP
PRIMARILY RES- "CARDS N STUFF" IN SMALL AREA
TAX INCENTIVE: TF505

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F41 D165	ST380 DP105 ADJ399		16,400 0
			TOTAL	7,370 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2023	* 2020	* 2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	7,370	7,370	7,370					
	IMPR	63,280	63,280	63,280					
	TOTAL	70,650	70,650	70,650					
ASSESSED VALUE	LAND	2,580	2,580	2,580					
	IMPR	22,150	22,150	22,150					
	TOTAL	24,730	24,730	24,730					

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	■	☐	☐	☐	☐

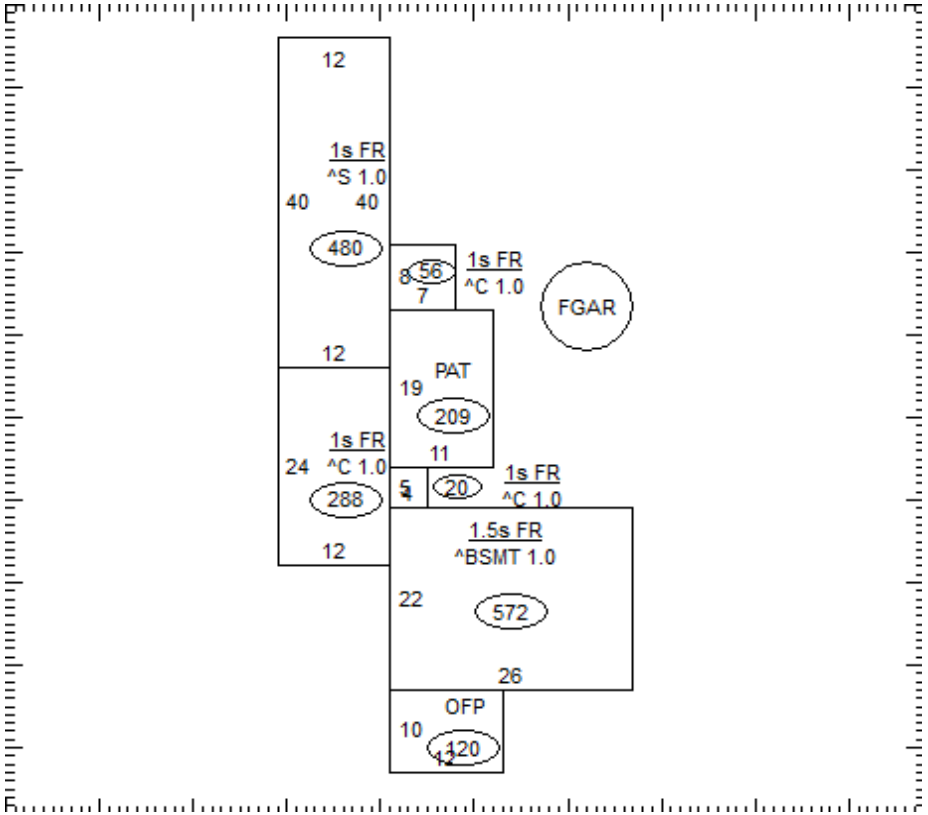
ACCOMMODATIONS					
# OF ROOMS		2	3		
BEDROOMS			2		
FIREPLACES					

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					
X HALF BATH		1			
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1416	FR	195,590
.5	286	FR	24,500
BSMT	572		8,180
SUBTOTAL			228,270
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,702 S.F.		2,810
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			2,800
SUBTOTAL			237,510
GRADE FACTOR			100 %
UNADJUSTED VALUE			237,510
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,702	C		1937		A	237,510	45	130,630		117,600
1 Gar - Frame		26x26	676	C	23.70	1996		A	16,020	47	8,490		8,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-065700.0000

TOTAL *63,280

COMMENTS

Dwelling has an Economic Factor of 90%