



27-069000.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-284-007

Page 1 of 1
 Property Class: 510
 Neighborhood
 27502720-01 -
 Map: 04
 Block: 08
 Card: 95
 Bk: Pg:

LEGAL INFORMATION

OLD PLAT
 LOT NO 92 N SD
 LOT#: 92

LEISS BRIAN & MELINDA
 LEISS BRIAN & MELINDA
 7635 RILEY RD
 CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEISS BRIAN & MELINDA	7635 RILEY RD	CELINA	OH	45822	05/19/2023	60,000	WDC : 276	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RODRIGUEZ SOPHIA M	522 N ASH ST	CELINA	OH	45822	06/24/1996	41,500	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE: 09/28/2011	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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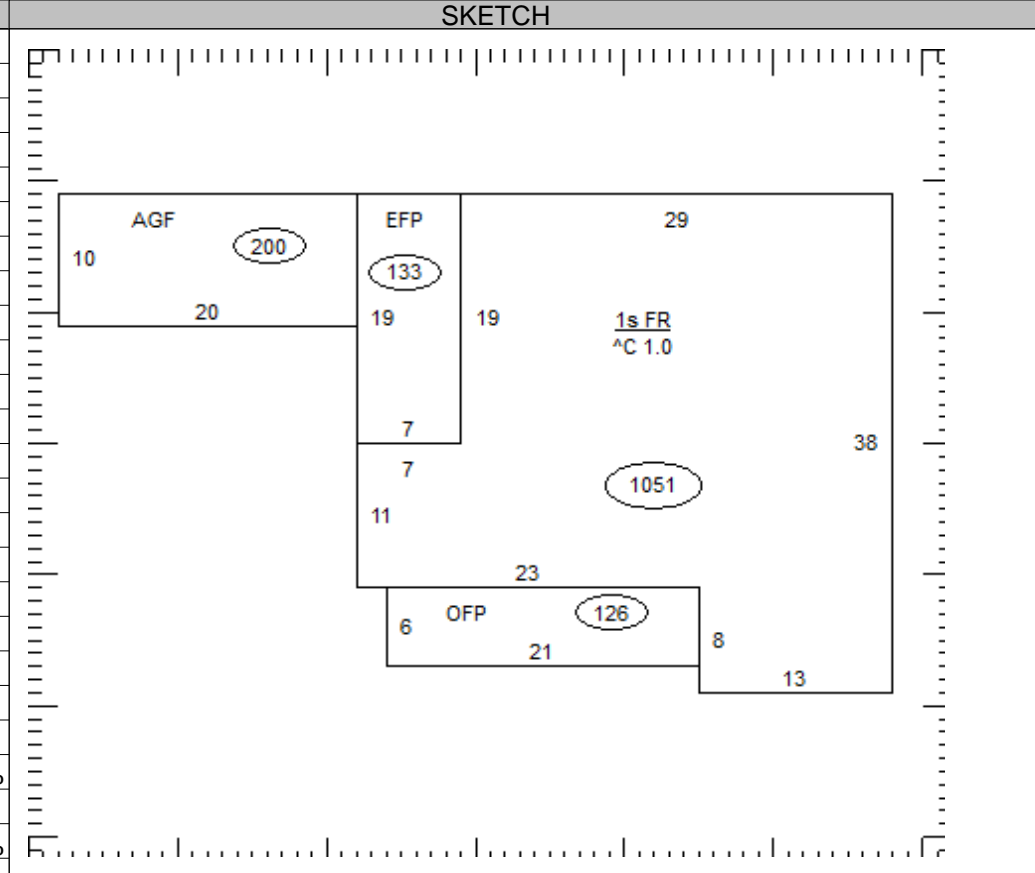
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> 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 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	320 S WALNUT ST, CELINA COMMENT Tax Incentive Exempt Parcel: 27-069000.000K (TY2022 L=0; B=30,680; T=30,680) TY2022:Net Gen=\$657.90, Other Assessment=\$495.84 2004 BASE VALUES:L:\$5230 B:\$35490 T:\$40720 2020 DUPL VALUES:L:\$7200 B:\$64,200 T:\$71,400 2023 DUPL VALUES: L:\$11,600 B:\$88,500 T:\$100,100 DE20 RMV OWN OCC; REC'D ON PCL 270173510101 TAX INCENTIVE: TF505		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F60 D40	ST380	DP51	ADJ194		11,600 0
					TOTAL	5,230 0

VALUATION SUMMARY							* Value Override Item
VALUE YEAR	* 2023	* 2020	* 2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	5,230	5,230	5,230			
VALUE	<u>IMPR</u>	35,490	35,490	35,490			
	<u>TOTAL</u>	40,720	40,720	40,720			
ASSESSED	<u>LAND</u>	1,830	1,830	1,830			
VALUE	<u>IMPR</u>	12,420	12,420	12,420			
	<u>TOTAL</u>	14,250	14,250	14,250			

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

FLOOR	AREA	CONST	VALUE
1	1051	FR	163,930



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			163,930
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,051 S.F.		1,730
PLUMBING #	2		2,420
GARAGES & CARPORTS			4,900
EXTRA FEATURES			5,900
SUBTOTAL			178,880
GRADE FACTOR			100 %
UNADJUSTED VALUE			178,880
FACTOR			100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

SUBTOTAL			178,880
GRADE FACTOR			100 %
UNADJUSTED VALUE			178,880
FACTOR			100 %

INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

SUBTOTAL			178,880
GRADE FACTOR			100 %
UNADJUSTED VALUE			178,880
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 4
 BEDROOMS 2
 FIREPLACES

SUBTOTAL			178,880
GRADE FACTOR			100 %
UNADJUSTED VALUE			178,880
FACTOR			100 %

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,051	C		1900		A	178,880	45	98,380		88,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH
 X HALF BATH 1
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,051	C		1900		A	178,880	45	98,380		88,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL *35,490

COMMENTS

Dwelling has an Economic Factor of 90%