

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-284-001

Property Class: 510

Neighborhood

27502720-01 -

Map: 04

Block: 08

Card: 108

Bk: Pg:

27-070700.0000

**PATEL NIMESH K & AMITKUMAR H**

PATEL NIMESH K & AMITKUMAR H

308 W DAYTON ST

WEST ALEXANDRIA, OH 45381

**LEGAL INFORMATION**

OLD PLAT

LOT NO 101 W 1/2

LOT#: 101

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PATEL NIMESH K &	308 W DAYTON ST	WEST ALEXANDRIA	OH	45381	01/03/2019	65,000	WDC : 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SUDHOFF RICHARD L	124 W WARREN ST	CELINA	OH	45822	05/26/2010	71,200	WDC : A : 308	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	ENDURING RENOVATIONS LLC	4061 ST RTE 29	CELINA	OH	45822	04/22/2010	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 09/28/2011 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 124 W WARREN ST, CELINA  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY Tax Incentive Exempt Parcel: 27-070700.000K  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT (TY2022 L=0; B=32,180; T=32,180)  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU TY2022:Net Gen=\$897.06, Other  
 Assessment=\$519.86

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F41 D105	ST380	DP83	ADJ315		12,900 0
					TOTAL	5,830 0

**VALUATION SUMMARY** \* Value Override Item

VALUE YEAR	* 2023	* 2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	5,830	5,830	5,830
	LAND		
	IMPR		
	TOTAL		
ASSESSED VALUE	2,040	2,040	2,040
	LAND		
	IMPR		
	TOTAL		
	17,390	17,390	17,390
	19,430	19,430	19,430

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

FLOOR	AREA	CONST	VALUE
1	969	FR	156,280
.25	216	FR	31,770

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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	864		12,360
<b>SUBTOTAL</b>			200,410

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,185 S.F.	1,960
PLUMBING #	1	1,210
GARAGES & CARPORTS		0
EXTRA FEATURES		2,300
<b>SUBTOTAL</b>		205,880

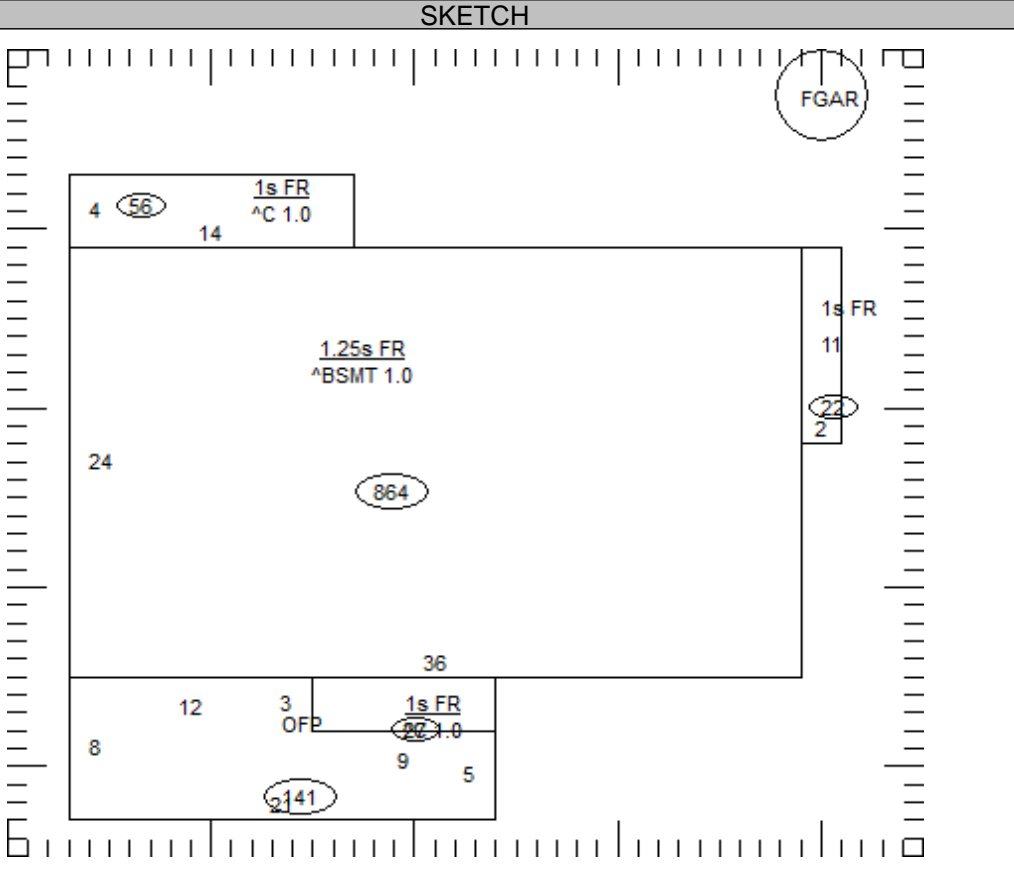
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		205,880
<b>FACTOR</b>		100 %

**ACCOMMODATIONS**  
 # OF ROOMS 1 5 2  
 BEDROOMS 1 2  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,185	C		1936		A	205,880	45	113,230		101,900
1 Gar - Frame		20x24	480	C	23.70	1993		A	11,380	47	6,030		6,000
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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  
 X FIXTURES 1



27-070700.0000

TOTAL \*49,690

**COMMENTS**

Dwelling has an Economic Factor of 90%



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1	SECRETARY OF HOUSEING	1350 EUCLID AVE	CLEVELAND	OH	44115	12/10/2009	0	WDC : x : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	BAC HOME LOANS SERVICING	5401 BEACH M/S FTW-35	FORT WORTH	TX	76137	11/04/2009	30,000	SHC : s : 650	<input type="checkbox"/>	<input type="checkbox"/>
3	LAWS ANTHONY D & BARBELY	124 W WARREN ST	CELINA	OH	45822	02/13/2006	88,500	WDC : A : 105	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 09/28/2011 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	124 W WARREN ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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 checked="" 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						5,830	0	

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised VALUE	LAND IMPR TOTAL	ASSESSED VALUE	LAND IMPR TOTAL			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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				

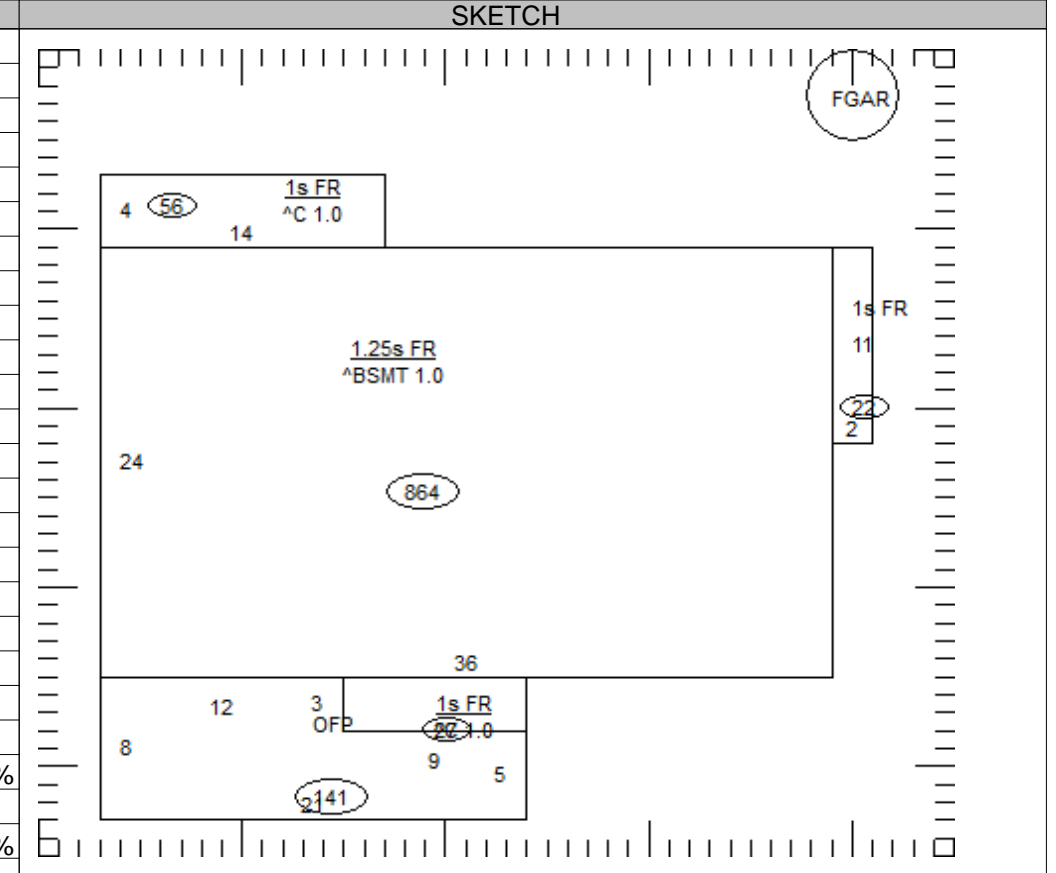
ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE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

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

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

ACCOMMODATIONS
# OF ROOMS
BEDROOMS
FIREPLACES
HEAT & AC
NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEO THERMAL
OUTSIDE
CTRL A/C
PLUMBING
X FULL BATH
X HALF BATH
X FIXTURES

SUBTOTAL	0
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	0
EXTRA FEATURES	0
SUBTOTAL	0
GRADE FACTOR	%
UNADJUSTED VALUE	0
FACTOR	%



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													

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TOTAL \*49,690

COMMENTS

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Property Class: 510

Neighborhood

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Map: 04

Block: 08

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1	BENZER ELIZABETH J	5141 ST RTE 29	CELINA	OH	45822	06/30/2005	43,500	WDC : A : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	GUNTLE WILLIAM C	822 LEMONWOOD DR	FORT WAYNE	IN	46825	05/11/2005	45,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	STEINBRUNNER MARY	124 W WARREN ST	CELINA	OH	45822	08/28/1987	27,500	: A : 0	<input type="checkbox"/>	<input checked="" 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	
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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 checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<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						5,830	0		

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND IMPR	TOTAL	ASSESSED	LAND IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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				

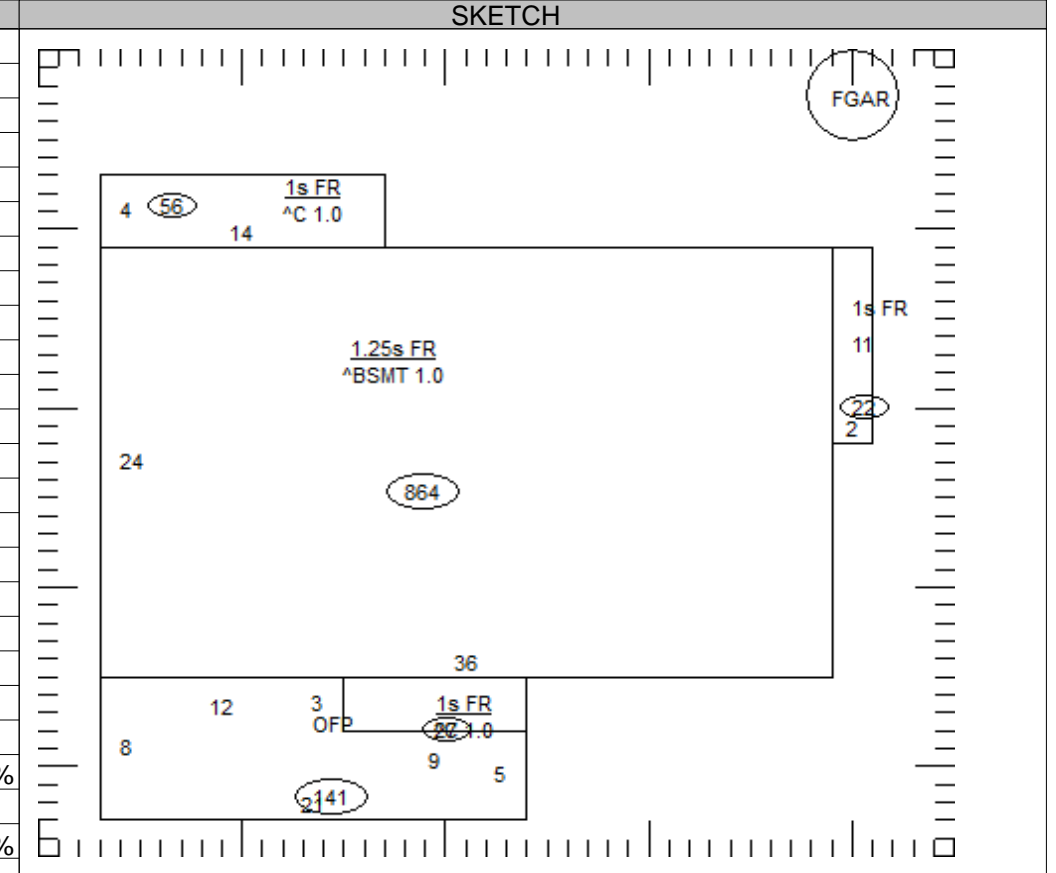
ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE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

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

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

ACCOMMODATIONS
# OF ROOMS
BEDROOMS
FIREPLACES
HEAT & AC
NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEO THERMAL
OUTSIDE
CTRL A/C
PLUMBING
X FULL BATH
X HALF BATH
X FIXTURES

SUBTOTAL	0
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	0
EXTRA FEATURES	0
SUBTOTAL	0
GRADE FACTOR	%
UNADJUSTED VALUE	0
FACTOR	%



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													

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TOTAL \*49,690

COMMENTS