

JEFFERSON TWP-CELINA CORP / CELINA SD

09-06-109-006

Property Class: 510

Neighborhood
27502720-01 -

Map: 05
Block: 02
Card: 47

Bk: Pg:

27-083000.0000

PERRY GABRIEL MCGWIRE

PERRY GABRIEL MCGWIRE
322 E FULTON ST
CELINA, OH 45822

LEGAL INFORMATION

OLD PLAT
LOT NO 171 E 1/2
LOT#: 171

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PERRY GABRIEL MCGWIRE	322 E FULTON ST	CELINA	OH	45822	09/17/2021	128,000	WDC : 789	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ROBBINS TRACI JO ETAL	622 N WALNUT ST	CELINA	OH	45822	01/29/2021	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	SHAFFER JOANN	322 E FULTON ST	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JK DATE: 03/11/2015 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	322 E FULTON ST, CELINA COMMENT Tax Incentive Exempt Parcel: 27-083000.000A (TY2022 L=0; B=4,200; T=4,200) TY2022:Net Gen=\$1,650.08, Other Assessment=\$0.00 DE15 APPLY ABMNT DE15 DEMO BARN, ADD DET GRG/TTO DE11 RMV BAY WINDW DE17 FIELDCHK RVW CHG:COR SK, ADD OH DE22 RMV OWN OCC - DID NOT RETURN APP TAX INCENTIVE: AB25
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<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
F:Front	F41 D132	ST380	DP94	ADJ357		14,600	0	
TOTAL						14,600	0	

VALUATION SUMMARY

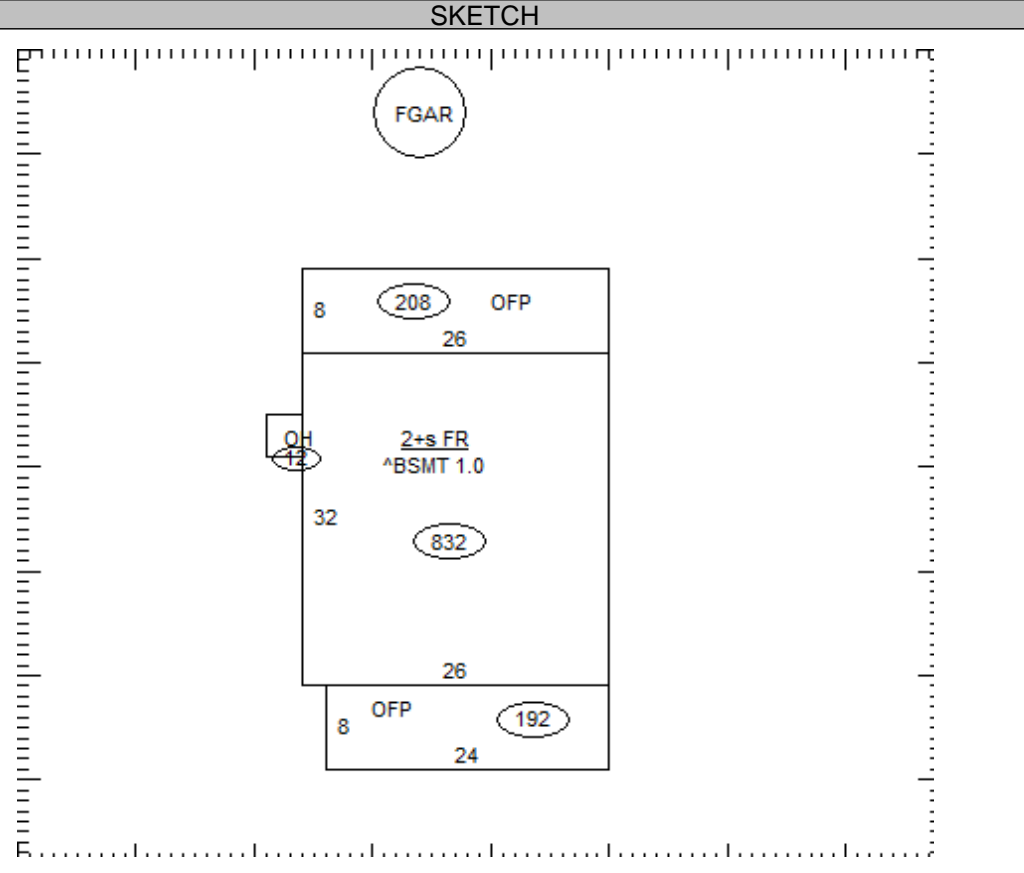
VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
APPRAISED VALUE	<u>LAND</u> 14,600	9,100	7,300	7,300
	<u>IMPR</u> 120,500	93,000	70,300	72,300
	<u>TOTAL</u> 135,100	102,100	77,600	79,600
ASSESSED VALUE	<u>LAND</u> 5,110	3,190	2,560	2,560
	<u>IMPR</u> 42,180	32,550	24,610	25,310
	<u>TOTAL</u> 47,290	35,740	27,170	27,870

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	832	FR	140,470
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	832	FR	67,430
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	12,640
<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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		3	4		
BEDROOMS			4		
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input 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"/>
FLR/WALL	<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"/>
GEO THERMAL	<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"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>			
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

BSMT	832		11,900
SUBTOTAL			232,440
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			6,400
SUBTOTAL			241,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			241,260
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,664	C		1918		A	241,260	45	132,690	ABT6	112,200
1 Gar - Frame	12	20x20	400	C	23.70	2014		A	9,480	13	8,250		8,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-083000.0000 TOTAL 120,500

COMMENTS

Dwelling has an Economic Factor of 90%