

27-088800.0000

HALL JESSICA L

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224 E WAYNE ST  
CELINA, OH 45822

LEGAL INFORMATION

OLD PLAT  
LOT NO 207 E 1/2  
LOT#: 00207

|   | OWNERSHIP               | ADDRESS        | CITY   | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV# | JS                       | VALID                               |
|---|-------------------------|----------------|--------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | HALL JESSICA L          | 224 E WAYNE ST | CELINA | OH    | 45822 | 10/27/2021 | 106,000 | WDC : 915  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HOPF STEPHEN L & JANA F | 224 E WAYNE ST | CELINA | OH    | 45822 | 05/11/1988 | 55,000  | : A : 0    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 |                         |                |        |       |       |            | 0       | 0          | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DATE: 02/14/2011 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<br><input type="checkbox"/> GRAVEL<br><input type="checkbox"/> DIRT<br><input checked="" type="checkbox"/> SIDEWALKS<br><input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL<br><input type="checkbox"/> HIGH<br><input type="checkbox"/> LOW<br><input type="checkbox"/> ROLLING<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER<br><input type="checkbox"/> SEWER<br><input type="checkbox"/> GAS<br><input type="checkbox"/> ELECTRIC<br><input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING<br><input checked="" type="checkbox"/> STATIC<br><input type="checkbox"/> DECLINING<br><input type="checkbox"/> OLD<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD<br><input type="checkbox"/> B. TOPGRHY<br><input type="checkbox"/> C. Ex Front<br><input type="checkbox"/> D. QUANTITY<br><input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT<br><input type="checkbox"/> G. WOOD LT<br><input type="checkbox"/> H. VACANCY<br><input type="checkbox"/> I. WATER FRONT<br><input type="checkbox"/> J. OTHER/CDU | 224 E WAYNE ST, CELINA<br><b>COMMENT</b><br>TY2022:Net Gen=\$2,205.94, Other<br>Assessment=\$0.00<br>DE09 PER DATA MAILER ADDED AC<br>DE11 CORR SK<br>DE20 RMV RMDL DATE<br>DE22 RMV OWN OCC - DID NOT RETURN APP |

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                    | 2021    | 2020    | 2017    |  |  |  |  |
|-------------------|-------------------------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP                    | MISC    | RAPP    | RAPP    |  |  |  |  |
| APPRAISED VALUE   | <u>LAND</u><br>14,600   | 9,100   | 9,100   | 7,300   |  |  |  |  |
|                   | <u>IMPR</u><br>170,900  | 127,400 | 138,100 | 100,800 |  |  |  |  |
|                   | <u>TOTAL</u><br>185,500 | 136,500 | 147,200 | 108,100 |  |  |  |  |
| ASSESSED VALUE    | <u>LAND</u><br>5,110    | 3,190   | 3,190   | 2,560   |  |  |  |  |
|                   | <u>IMPR</u><br>59,820   | 44,590  | 48,340  | 35,280  |  |  |  |  |
|                   | <u>TOTAL</u><br>64,930  | 47,780  | 51,530  | 37,840  |  |  |  |  |

| OCCUPANCY  | EXTERIOR                                 | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD | 1     | 1668 | FR    | 212,770 |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO          | 2ND   | 1176 | FR    | 72,010  |
| <b>BUILDING TYPE</b>   | <input type="checkbox"/> ALM/VYNL        | +     | 0    | FR    | 13,490  |
| <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    |

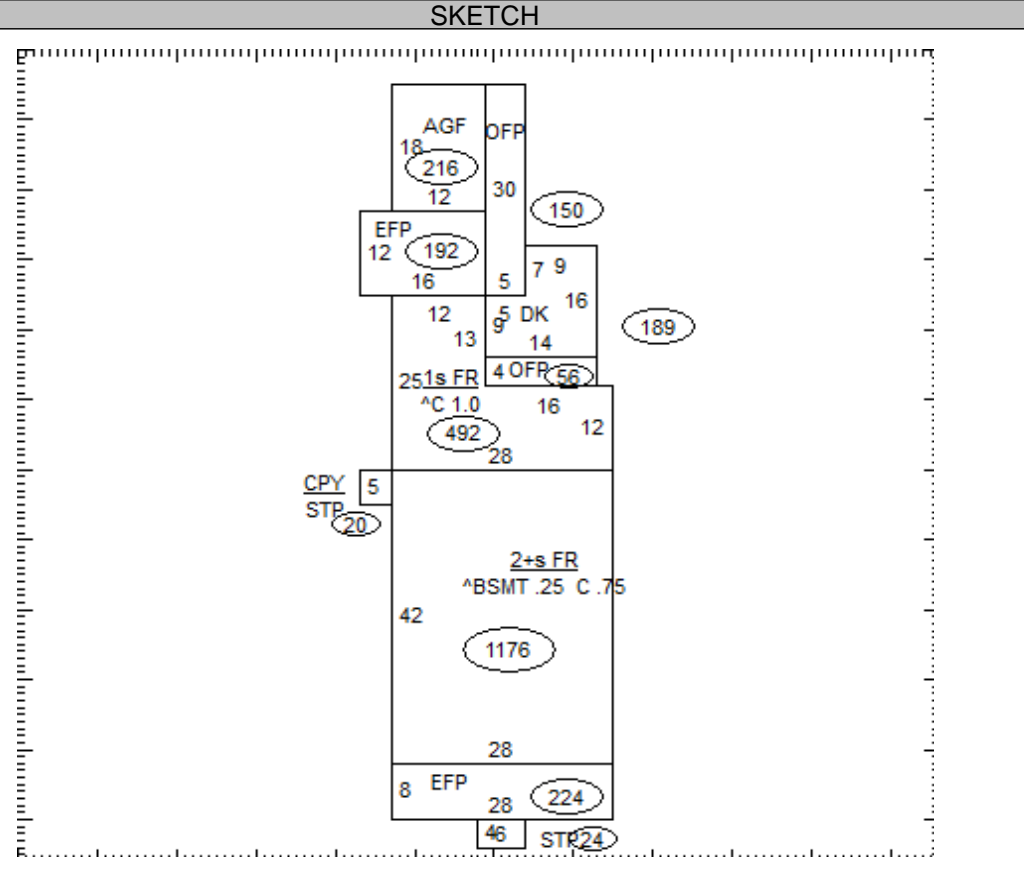
| FLOORS     | B                                   | 1                                   | 2                                   | 3                        | U                        |
|------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> |
| PANELING    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| UNFINISHED  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ACCOMMODATIONS |                          |                                     |                                     |                          |                          |
|----------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| # OF ROOMS     | 1                        | 7                                   | 3                                   | 1                        |                          |
| BEDROOMS       |                          | 1                                   | 3                                   |                          |                          |
| FIREPLACES     |                          | 2                                   |                                     |                          |                          |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |
| GEOHERMAL      | <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| PLUMBING    | BASE |
|-------------|------|
| X FULL BATH | 1    |
| X HALF BATH | 1    |
| X FIXTURES  |      |

| BSMT                    | AREA       | VALUE          |
|-------------------------|------------|----------------|
| BSMT                    | 294        | 4,200          |
| <b>SUBTOTAL</b>         |            | <b>302,470</b> |
| MULTI-FAMILY #          | 0          | 0              |
| BUILDING TYPE           | 100%       | 0              |
| BSMT FINISH             | 0 S.F.     | 0              |
| FIREPLACE #             | 2          | 8,800          |
| HEATING                 | 0 S.F.     | 0              |
| AIR COND                | 2,844 S.F. | 4,690          |
| PLUMBING #              | 5          | 6,050          |
| GARAGES & CARPORTS      |            | 5,300          |
| EXTRA FEATURES          |            | 17,900         |
| <b>SUBTOTAL</b>         |            | <b>345,210</b> |
| GRADE FACTOR            |            | 100 %          |
| <b>UNADJUSTED VALUE</b> |            | <b>345,210</b> |
| FACTOR                  |            | 100 %          |



| OCCUPANCY | ST.HT | SIZE | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 2     | SK   | 2,844 | C     |       | 1908 |      | A   | 345,210   | 45   | 189,870  |      | 170,900  |
| 1         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 2         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |      |       |       |       |      |      |     |           |      |          |      |          |

27-088800.0000 TOTAL 170,900

**COMMENTS**

Dwelling has an Economic Factor of 90%