



27-114400.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-279-007

Page 1 of 1
Property Class: 520
Neighborhood
27502720-01 -
Map: 04
Block: 07
Card: 26
Bk: Pg:

BEAN RYAN & SHEILA
BEAN RYAN & SHEILA
310 W FAYETTE ST
CELINA, OH 45822

LEGAL INFORMATION
OLD PLAT

LOT#: 374

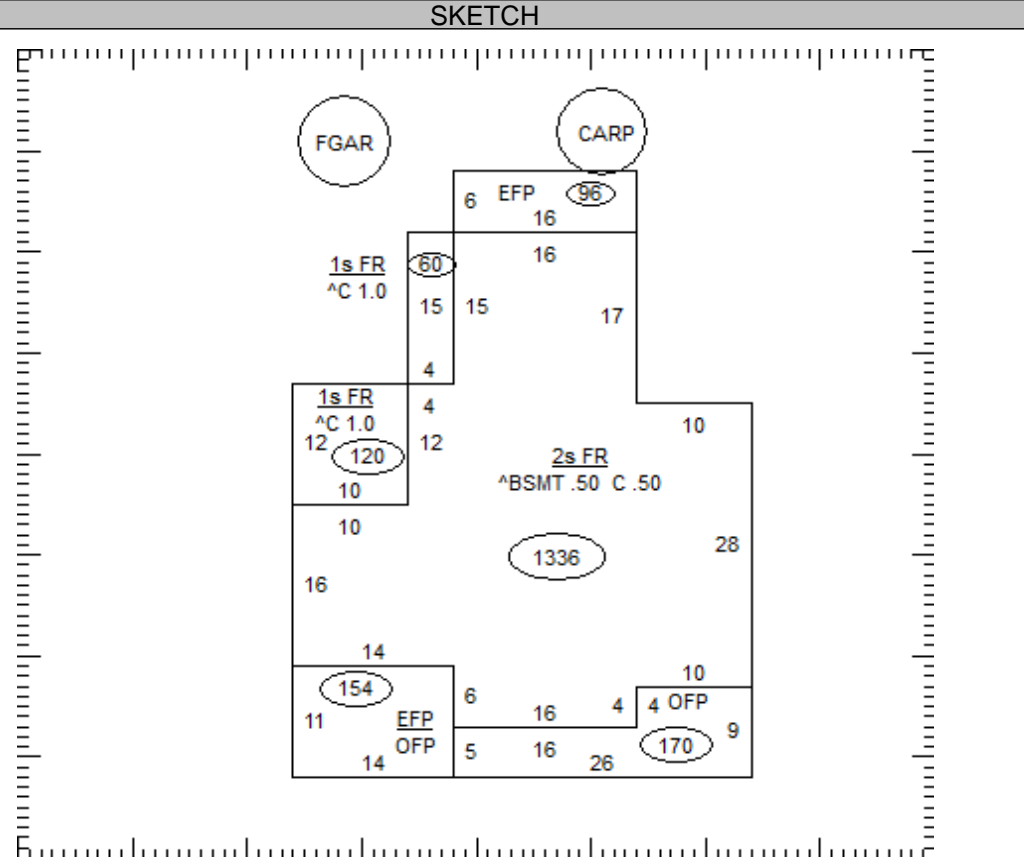
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BEAN RYAN & SHEILA	310 W FAYETTE ST	CELINA	OH	45822	01/25/2019	90,000	WDC : 47	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LAUX KEITH M & KIMBERLEE J	411 ELM ST	CELINA	OH	45822	07/12/2013	94,500	WDC : 445	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WERLING BETTY C/O KEITH LAUX	411 ELM ST	CELINA	OH	45822		0	:0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/26/2005 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 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 checked="" 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	310 W FAYETTE ST COMMENT TY2022:Net Gen=\$1,566.06, Other Assessment=\$0.00 DE19 EST AGE ON CARPT DE20 RMV RMDL DATE TriDwell=75	
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
F:Front	F66 D165		ST380 DP105 ADJ399			26,300	0
TOTAL						26,300	0

VALUATION SUMMARY							
VALUE YEAR	2023	2021	2020	2019	2017		
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC	RAPP		
APPRAISED VALUE	LAND 26,300	11,200	11,200	13,200	13,200		
	IMPR 130,700	85,700	93,000	82,800	80,800		
	TOTAL 157,000	96,900	104,200	96,000	94,000		
ASSESSED VALUE	LAND 9,210	3,920	3,920	4,620	4,620		
	IMPR 45,750	30,000	32,550	28,980	28,280		
	TOTAL 54,960	33,920	36,470	33,600	32,900		

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE									
<input type="checkbox"/> SF <input checked="" type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1516	FR			202,580									
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	1336	FR			85,690									
BUILDING TYPE	<input checked="" 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 checked="" 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	BSMT	668				9,550									
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL					297,820									
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	1				2,500									
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%				0									
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.				0									
INT. FINISH	B 1 2 3 U	FIREPLACE #	0				0									
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.				0									
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,516 S.F.				2,500									
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	3				3,630									
ACCOMMODATIONS		GARAGES & CARPORTS					0									
# OF ROOMS	8 6	EXTRA FEATURES					12,500									
BEDROOMS	3 2	SUBTOTAL					318,950									
FIREPLACES		GRADE FACTOR					105 %									
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE					251,170									
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR					100 %									
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	2,852	C+			1900		A	251,170	45	138,140		124,300
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Carport		18x20	360	D		9.50	2000		A	3,420	38	2,120		2,100
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Gar - Frame		20x60	1,200	C		23.70	1971		A	28,440	85	4,270		4,300
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3														
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4														
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5														
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6														
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7														
PLUMBING	BASE <input checked="" type="checkbox"/>	8														
X FULL BATH	1	9														
X HALF BATH		10														
X FIXTURES		11														



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,852	C+		1900		A	251,170	45	138,140		124,300
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3													
4													
5													
6													
7													
8													
9													
10													
11													

27-114400.0000 TOTAL 130,700

COMMENTS

REVIEW FLAG GARAGE & CARPORT LOCATIONS
 Dwelling has an Economic Factor of 90%