

27-116900.0000

**LANGENKAMP TAYLOR ALLYN**  
 LANGENKAMP TAYLOR ALLYN  
 418 N MILL ST  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 OLD PLAT  
 LOT 394 S 1/2 & 393 PT  
 LOT#: 394

|   | OWNERSHIP               | ADDRESS           | CITY   | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#    | JS                       | VALID                               |
|---|-------------------------|-------------------|--------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | LANGENKAMP TAYLOR ALLYN | 418 N MILL ST     | CELINA | OH    | 45822 | 05/05/2020 | 74,000 | WDC : 283     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | MUHLENKAMP THOMAS G &   | 6810 FLEETFOOT RD | CELINA | OH    | 45822 | 05/26/2009 | 69,000 | WDC : A : 278 | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | SHAFFER CHRISTY L       | 418 N MILL ST     | CELINA | OH    | 45822 | 06/06/2001 | 57,000 | : A : 0       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: DF DATE: 05/05/2005 TIME: 04:03:45 PM  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    | 418 N MILL ST, CELINA            |                   |
| <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     | COMMENT                          |                   |
| <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     | TY2022:Net Gen=\$1,302.88, Other |                   |
| <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 | Assessment=\$0.00                |                   |
| <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   | DE11 ADD PAT                     |                   |

| LAND COMPUTATIONS |         |            |        |   |          |
|-------------------|---------|------------|--------|---|----------|
| LAND TYPE         | SIZE    | M          | RATE   | C |          |
| F:Front           | F66 D94 | ST380 DP79 | ADJ300 |   | 19,800 0 |
|                   |         |            |        |   |          |
|                   |         |            |        |   |          |
|                   |         |            |        |   |          |
|                   |         |            |        |   |          |
|                   |         |            |        |   |          |
|                   |         |            |        |   |          |
| TOTAL             |         |            |        |   | 19,800 0 |

| VALUATION SUMMARY |                         |        |        |  |  |
|-------------------|-------------------------|--------|--------|--|--|
| VALUE YEAR        | 2023                    | 2020   | 2017   |  |  |
| REASON FOR CHANGE | RAPP                    | RAPP   | RAPP   |  |  |
| APPRAISED VALUE   | <u>LAND</u><br>19,800   | 12,300 | 9,900  |  |  |
|                   | <u>IMPR</u><br>96,700   | 68,300 | 51,500 |  |  |
|                   | <u>TOTAL</u><br>116,500 | 80,600 | 61,400 |  |  |
| ASSESSED VALUE    | <u>LAND</u><br>6,930    | 4,310  | 3,470  |  |  |
|                   | <u>IMPR</u><br>33,850   | 23,910 | 18,030 |  |  |
|                   | <u>TOTAL</u><br>40,780  | 28,220 | 21,500 |  |  |

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

| FLOOR | AREA | CONST | VALUE   |
|-------|------|-------|---------|
| 1     | 1290 | FR    | 187,670 |

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

**ROOF TYPE**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

| SUBTOTAL |  | VALUE   |
|----------|--|---------|
|          |  | 187,670 |

**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           | 1,290 S.F. | 2,130   |
| PLUMBING #         | 0          | 0       |
| GARAGES & CARPORTS |            | 0       |
| EXTRA FEATURES     |            | 5,000   |
| SUBTOTAL           |            | 194,800 |
| GRADE FACTOR       |            | 100 %   |
| UNADJUSTED VALUE   |            | 194,800 |
| FACTOR             |            | 100 %   |

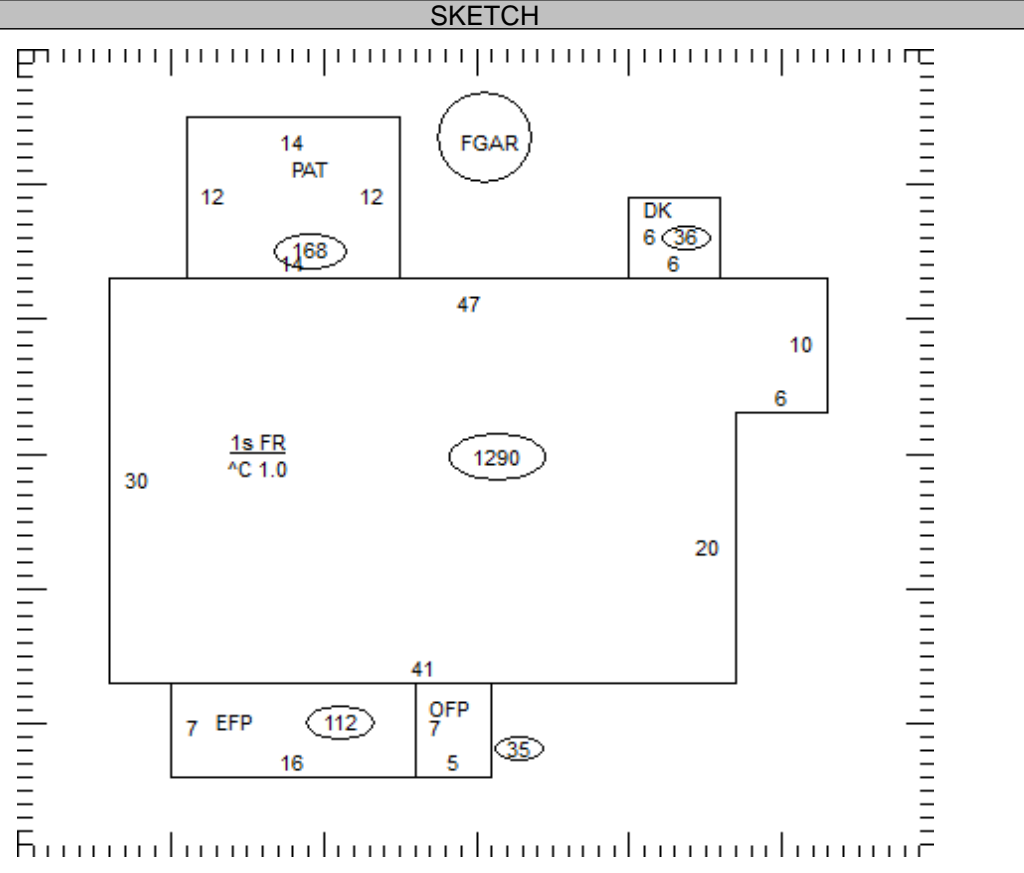
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

|                |           |  |
|----------------|-----------|--|
| ACCOMMODATIONS |           |  |
| # OF ROOMS     | 7         |  |
| BEDROOMS       | 3         |  |
| FIREPLACES     |           |  |
| HEAT & AC      | B 1 2 3 U |  |

**ACCOMMODATIONS**  
 # OF ROOMS  
 BEDROOMS  
 FIREPLACES  
 HEAT & AC

| OCCUPANCY     | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 1     | SK    | 1,290 | C     |       | 1942 |      | A   | 194,800   | 45   | 107,140  |      | 96,400   |
| 1 Gar - Frame |       | 12x24 | 288   | C     | 23.70 | 1951 |      | A   | 6,830     | 95   | 340      |      | 300      |
| 2             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |       |       |       |      |      |     |           |      |          |      |          |

**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       
**PLUMBING** BASE   
 X FULL BATH  
 X HALF BATH  
 X FIXTURES



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TOTAL 96,700

COMMENTS

Dwelling has an Economic Factor of 90%