



27-154200.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-180-013

Page 1 of 2
Property Class: 510
Neighborhood 27502702-01 -
Map: 12 A1
Block:
Card: 125
Bk: Pg:

**LEGAL INFORMATION**

HAWKINS 1ST ADD

LOT#: 10

**BRAUN JOSHUA D**

BRAUN JOSHUA D

125 ZILLAH ST

CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRAUN JOSHUA D	125 ZILLAH ST	CELINA	OH	45822	08/29/2019	88,500	2:WDC : 581	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WENDEL LINDA	425 JOHNSON AVE	CELINA	OH	45822	04/12/2019	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WENDEL MARIE A ETAL WENDEL LINDA LIFE ESTATE	425 JOHNSON AVE	CELINA	OH	45822	06/27/2014	0	7:WDE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE: 08/14/2017	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			
<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	125 ZILLAH ST, CELINA <b>COMMENT</b> Tax Incentive Exempt Parcel: 27-154200.000A (TY2022 L=0; B=0; T=0) TY2022:Net Gen=\$1,474.16, Other Assessment=\$0.00 AB17 ABMNT EXP ON DWLG ADDTN DE12 GARAGE - ALLOW ABMNT AT 75% DE09 CORR PLMNG PER DATA MAILER DE08 ADTN COMPL DE22 ABMNT EXP ON GARAGE		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D132		ST325 DP94	ADJ306			15,300	0
TOTAL							15,300	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2022	2020	2017				
REASON FOR CHANGE	RAPP	NC	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u> 15,300	10,900	10,900	9,000				
	<u>IMPR</u> 92,200	80,300	74,100	45,800				
	<u>TOTAL</u> 107,500	91,200	85,000	54,800				
ASSESSED VALUE	<u>LAND</u> 5,360	3,820	3,820	3,150				
	<u>IMPR</u> 32,270	28,110	25,940	16,030				
	<u>TOTAL</u> 37,630	31,930	29,760	19,180				

<b>OCCUPANCY</b>	<b>EXTERIOR</b>	<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>	<b>SKETCH</b>																											
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	830	FR	140,130																												
<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																																
<b>ROOFING</b>	<b>ROOF TYPE</b>																																
<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																																
<b>FLOORS</b>	<b>B</b> 1 2 3 U	<b>SUBTOTAL</b>			140,130																												
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0																												
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0																												
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0																												
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0																												
<b>INT. FINISH</b>	<b>B</b> 1 2 3 U	HEATING	0 S.F.		0																												
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0																												
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0																												
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0																												
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			500																												
# OF ROOMS	5	<b>SUBTOTAL</b>			140,630																												
BEDROOMS	2	GRADE FACTOR			95 %																												
FIREPLACES		<b>UNADJUSTED VALUE</b>			133,600																												
HEAT & AC	B 1 2 3 U	<b>FACTOR</b>			100 %																												
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>				<b>ST.HT</b>					<b>SIZE</b>		<b>AREA</b>		<b>GRADE</b>		<b>PRICE</b>		<b>AGE</b>		<b>REMD</b>		<b>CND</b>		<b>UNADJ VAL</b>		<b>PHYS</b>		<b>PHYS VAL</b>		<b>FUNC</b>		<b>TRUE VAL</b>
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	830	C-			1938	2006	A		133,600	28	96,190		83,700																
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Gar - Pole		24x30	720	C	12.00	2011			A		8,640	19	7,000		7,000																
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 OFP		8x14	112	C	16.04	2011			A		1,800	19	1,460		1,500																
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3																															
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4																															
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5																															
GEOTHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6																															
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7																															
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8																															
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	9																															
X FULL BATH		10																															
X HALF BATH		11																															
X FIXTURES																																	
														<b>TOTAL</b>				92,200															
<b>COMMENTS</b>																																	
Dwelling has an Economic Factor of 87%																																	



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**BRAUN JOSHUA D**  
BRAUN JOSHUA D  
125 ZILLAH ST  
CELINA, OH 45822

**LEGAL INFORMATION**  
HAWKINS 1ST ADD  
  
LOT#: 10

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENDEL LINDA M	425 JOHNSON AVE	CELINA	OH	45822	06/27/2014	0	7:WDE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	WENDEL LARRY D & LINDA M	425 JOHNSON AVE	CELINA	OH	45822	04/09/2007	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WENDEL LARRY D & LINDA M	425 JOHNSON AVE	CELINA	OH	45822	06/25/1993	32,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 08/14/2017 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	125 ZILLAH ST, CELINA			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" 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				
<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						15,300	0		

**VALUATION SUMMARY**

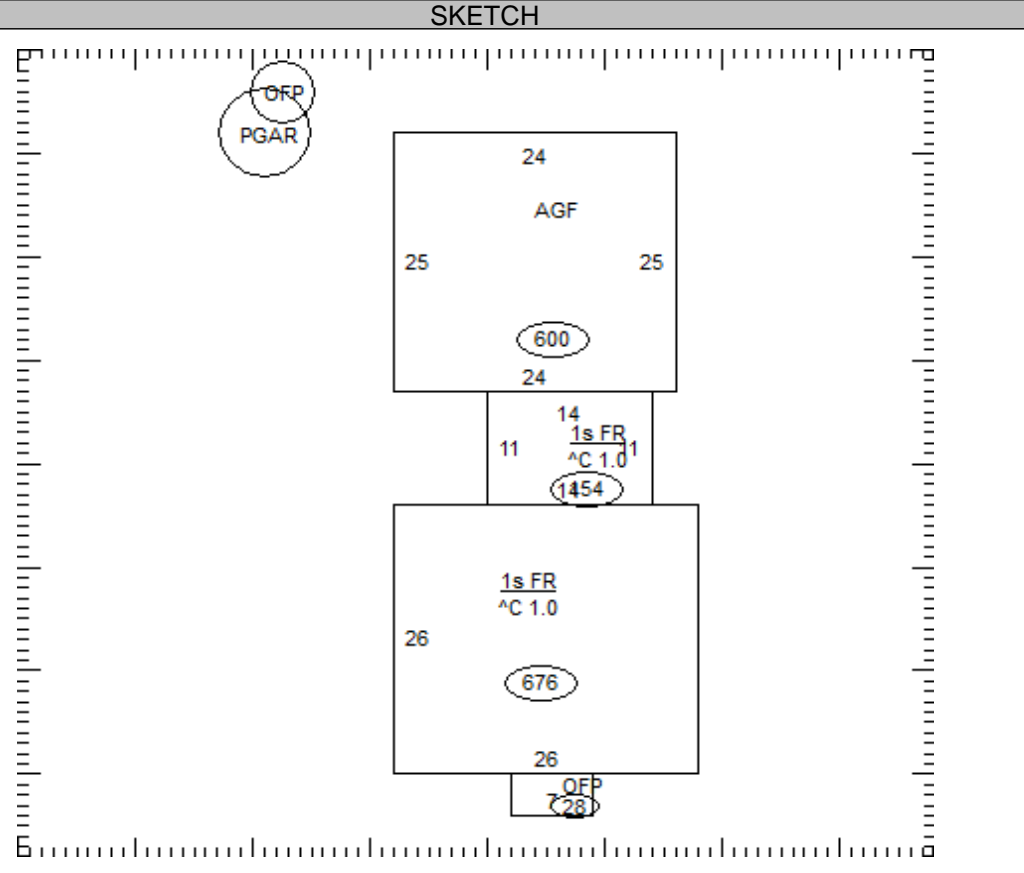
VALUE YEAR	REASON FOR CHANGE	APPRAISED VALUE	LAND IMPR TOTAL	ASSESSED VALUE	LAND IMPR TOTAL

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	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 type="checkbox"/>	<input 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"/>
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 type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		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													

27-154200.0000

TOTAL 0

COMMENTS