27-167000.0000

CASSADA NATHANIEL & MARY A
CASSADA NATHANIEL & MARY A
312 MORTON ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-179-001

LEGAL INFORMATION
MC GEE ADD

LOT#: 39

Property Class: 510
Neighborhood
27502702-01 -
Map: 12 A1
Block:
Card: 52
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CASSADA NATHANIEL & MARY	312 MORTON ST	CELINA	OH	45822	08/13/2021	110,000	WDC : 668	☐	■
2	SCHAFFNER ROBIN W	312 MORTON ST	CELINA	OH	45822	03/01/2010	0	QCE : X : 0	☐	☐
3	SCHAFFNER ROBIN W & BETH	312 MORTON ST	CELINA	OH	45822	08/05/1985	20,000	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 04/21/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
312 MORTON ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-167000.000A (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=$1,964.92, Other Assessment=$0.00
abmnt exp 2006

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F72 D132	ST325 DP94 ADJ306		22,000 0
			TOTAL	22,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	22,000	15,600	12,900					
	IMPR	121,300	108,700	64,500					
	TOTAL	143,300	124,300	77,400					
ASSESSED VALUE	LAND	7,700	5,460	4,520					
	IMPR	42,460	38,050	22,580					
	TOTAL	50,160	43,510	27,100					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	■	■	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

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

ACCOMMODATIONS					
# OF ROOMS		4	3		
BEDROOMS		1	2		
FIREPLACES					

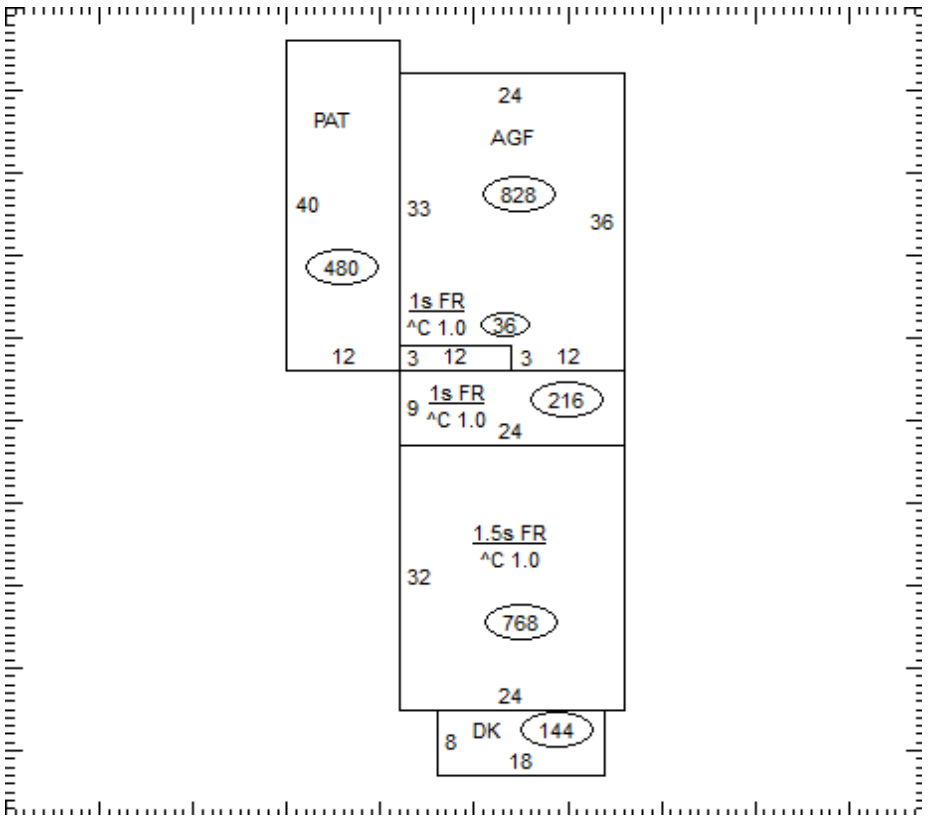
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1020	FR	161,810
.5	384	FR	37,780

SUBTOTAL			199,590
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,404	S.F.	2,310
PLUMBING #	0		0
GARAGES & CARPORTS			20,500
EXTRA FEATURES			3,400
SUBTOTAL			225,800
GRADE FACTOR			95 %
UNADJUSTED VALUE			214,510
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,404	C-		1900	1986	A	214,510	35	139,430		121,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		121,300

27-167000.0000

COMMENTS

Dwelling has an Economic Factor of 87%