27-179600.0000

CONNER JOY C
CONNER JOY C
327 GODFREY AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-261-012

LEGAL INFORMATION
BRANDTS ADD

LOT#: 17

Property Class: 510
Neighborhood
27502702-01 -
Map: 04
Block: 06
Card: 40
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CONNER JOY C	327 GODFREY AVE	CELINA	OH	45822	08/20/2021	150,000	WDC : 691	☐	■
2	HIGHLEY MARK E & AIMEE L	327 GODFREY AVE	CELINA	OH	45822	09/23/2013	107,900	WDC : 632	☐	■
3	PAYNE RAYMOND L III &	327 GODFREY AVE	CELINA	OH	45822	05/08/2001	75,000	: A : 0	☐	■

X: ☐ TTO LISTER: DATE: 03/14/2011 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
327 GODFREY AVE, CELINA

COMMENT
TY2022:Net Gen=$1,627.44, Other Assessment=$0.00
DE16 RMV STP, CORR SIZE OF PATIO AND ADD LEAN TOO PER REVAL DESKTOP REVIEW
DE11 ADD PAT
DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D134	ST325 DP94 ADJ306		15,300 0
			TOTAL	15,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	15,300	10,900	9,000					
	IMPR	103,200	89,800	69,400					
	TOTAL	118,500	100,700	78,400					
ASSESSED VALUE	LAND	5,360	3,820	3,150					
	IMPR	36,120	31,430	24,290					
	TOTAL	41,480	35,250	27,440					

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	■	☐	☐	☐	☐

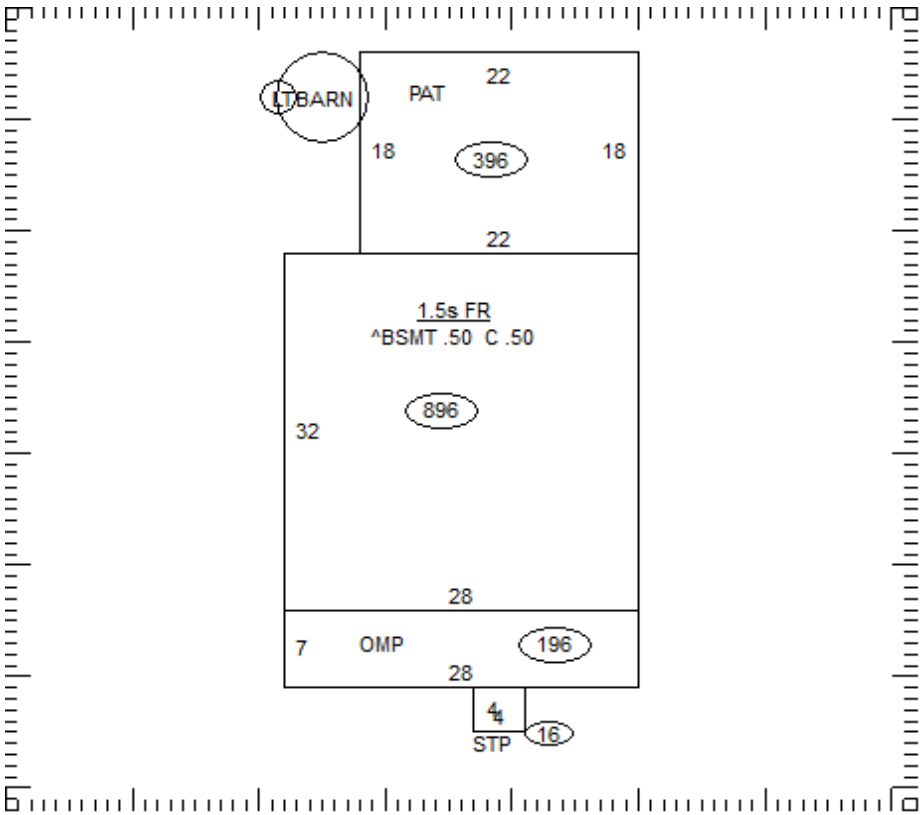
ACCOMMODATIONS					
# OF ROOMS		4	3		
BEDROOMS			3		
FIREPLACES					

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		1			
X FIXTURES	2				

FLOOR	AREA	CONST	VALUE
1	896	FR	149,090
.5	448	FR	46,220
BSMT	448		6,410
SUBTOTAL			201,720
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		1,344 S.F.	2,220
PLUMBING #		4	4,840
GARAGES & CARPORTS			0
EXTRA FEATURES			5,500
SUBTOTAL			214,280
GRADE FACTOR			100 %
UNADJUSTED VALUE			214,280
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	1,344	C		1898		A	214,280	45	117,850		102,500
1 Barn	14	20x30	600	C	12.00	1898		A	7,200	95	360		400
2 Lean - To		6x14	84	C	4.80	1998		A	400	37	250		300
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		103,200

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COMMENTS

Dwelling has an Economic Factor of 87%