

Property Address: 334 GODFREY AVE

DTE Code: 710



\*27-180100.000A\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-262-005

**LEGAL INFORMATION**

BRANDTS ADD  
 ALSO LOTS 21-23  
 LOT#: 20

**CONSOLIDATED GROUP HOLDINGS LLC**  
 CONSOLIDATED GROUP HOLDINGS LLC  
 334 GODFREY AVE  
 CELINA, OH 45822

Neighborhood INDS27
Map: Block: Card:
Bk: Pg:

COMMENT  
 Tax Incentive Base Parcel: 27-180100.0000 (TY2022 L=28,200; B=68,030; T=96,230)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 DE23 ADD BUSINESS NAME, CHG CODES; DESKTOP RVW  
 PT OF SITE PCL 27-180000 & 27-180200.0000  
 2004 BASE VALUES: L:\$28200 B:\$68030 T:\$96230  
 2020 DUPL VALUES: L:\$14100 B:\$86,600 T:\$100,700  
 2022 DUPL VALUES: L:\$58,090 B:\$86,600 T:\$144,690  
 2023 DUPL VALUES: L:\$58,090 B:\$99,920 T:\$158,010

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
03/04/2020	200,000	4:WDC : 125	370	<input checked="" type="checkbox"/>	Pricer:	
12/05/1988	65,000	: A-M : 0	429	<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	0	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	0	0	0	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

		<b>EX WALL</b>	<b>ROOFING</b>	<b>WINDOW</b>	<b>DOORS</b>	<b>FOUNDATION</b>	<b>FRAMING</b>		
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
<b>CLASS/QUALITY RANK</b>		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC		
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP		
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD		
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	INSULATED		STANDARD	STANDARD			

<b>H.V.A.C.</b>		<b>FLOORS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>PARTITIONS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>INTERIOR FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/> CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/> WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/> TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/> CARPET						<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/> GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/> DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/> STANDARD						STANDARD						STANDARD					

Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/> PLUMBING					<b>LIGHTING</b>							
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/> NO PLUMBING					EXTRA FIXTURES				FLUORESCENT			
			2 FIXTURE BATH				STANDARD				SODIUM VAP			
			3 FIXTURE BATH								MERCURY VAP			
											METAL HALIDE			
											STANDARD			

<b>YARD ITEMS</b>																			
<b>ITEM</b>	<b>CONST</b>	<b>HT</b>	<b>SIZE X SIZE</b>	<b>FL</b>	<b>AREA</b>	<b>UNITS</b>	<b>AGE</b>	<b>REM</b>	<b>CND</b>	<b>GRD</b>	<b>\$/UNIT</b>	<b>UNADJUSTED \$</b>	<b>PHY</b>	<b>FC</b>	<b>EC</b>	<b>MARKET VALUE</b>			

<b>ITEM</b>	<b>CONST</b>	<b>HT</b>	<b>SIZE X SIZE</b>	<b>FL</b>	<b>AREA</b>	<b>UNITS</b>	<b>AGE</b>	<b>REM</b>	<b>CND</b>	<b>GRD</b>	<b>\$/UNIT</b>	<b>UNADJUSTED \$</b>	<b>PHY</b>	<b>FC</b>	<b>EC</b>	<b>MARKET VALUE</b>			
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AMENITY TOTAL																			0
																		TOTAL IMPR	0

<b>COMMENTS</b>																			

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Bk: Pg:

COMMENT  
 ABMNT EXP 2007  
 DE22 ADDED ALL COMM LOTS TOGETHER  
 TAX INCENTIVE: TF504

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