

Property Address: 334 GODFREY AVE

DTE Code: 740



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

27-180100.000K

LEGAL INFORMATION

Created in 2012

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	* 2022	* 2020	* 2017	
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC	
ESTIMATED	0	0	0	0	
MARKET VALUE	61,780	48,460	4,470	8,520	
	TOTAL	48,460	4,470	8,520	
ASSESSED	0	0	0	0	
VALUE	21,620	16,960	1,560	2,980	
	TOTAL	16,960	1,560	2,980	

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

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING												
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG												
CLASS/QUALITY RANK		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	CANOPY		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												
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH												
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD												
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD													
H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
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	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						CEILING	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	PLUMBING	LIGHTING																
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING	EXTRA FIXTURES					FLUORESCENT					METAL HALIDE						
		2 FIXTURE BATH	STANDARD					SODIUM VAP					STANDARD						
		3 FIXTURE BATH						MERCURY VAP											

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

AMENITY TOTAL 0

TOTAL IMPR *61,780

COMMENTS

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 LOT#: 20

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 334 GODFREY AVE
 CELINA, OH 45822

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

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

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/22/23
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12/05/1988	65,000	: A-M : 0	429	<input type="checkbox"/>	Reviewer:	
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VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
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D) WD OR STEEL FR EX. WALLS		3. AVE	ENAM STL	WD DECK	CANOPY	STEEL	FRAME		
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AGE		SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD		

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
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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				LIGHTING											
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES				FLUORESCENT				METAL HALIDE			
				2 FIXTURE BATH				STANDARD				SODIUM VAP				STANDARD			
YARD ITEMS				3 FIXTURE BATH								MERCURY VAP							

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

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

AMENITY TOTAL																				0
																		TOTAL IMPR	*61,780	

COMMENTS