27-180400.0000

INSKEEP LAURA
INSKEEP LAURA
328 GODFREY AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-262-002

LEGAL INFORMATION
BRANDTS ADD

LOT#: 25

Property Class: 510
Neighborhood
27502702-01 -
Map: 04
Block: 06
Card: 46
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	INSKEEP LAURA	328 GODFREY AVE	CELINA	OH	45822	11/15/2019	117,000	WDC : 784	☐	■
2	NAGEL DAVID	328 GODFREY AVE	CELINA	OH	45822	03/17/2011	69,900	WDC : A : 103	☐	☐
3	WAGNER JAMES P	328 GODFREY AVE	CELINA	OH	45822	12/30/2003	65,000	WDC : A : 0	☐	■

X: ☐ TTO LISTER: JK DATE: 03/11/2015 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
328 GODFREY AVE, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-180400.000A
(TY2022 L=0; B=5,500; T=5,500)27-180400.000K
(TY2022 L=0; B=34,850; T=34,850)
TY2022:Net Gen=$750.10, Other
Assessment=$550.96
2004 BASE VALUES:L:$10340 B:$37110 T:$47450
2020 DUPL VALUES:L:$11,900 B:$70,400
T:$82,300
2023 DUPL VALUES: L:$16,800 B:$79,200
T:$96,000
DE15 OUTBLDG//filed for abmt @ 75% 10yrs
DE15 PER DATA MAILER CORR HEAT
DE16 ADD CPY AND RMV STP PER REVAL
DESKTOP REVIEW
TAX INCENTIVE: TF504
AB25

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F55 D134	ST325 DP94 ADJ306		16,800 0
			TOTAL	10,340 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2023	* 2020	* 2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	10,340	10,340	10,340					
	IMPR	37,110	37,110	37,110					
	TOTAL	47,450	47,450	47,450					
ASSESSED VALUE	LAND	3,620	3,620	3,620					
	IMPR	12,990	12,990	12,990					
	TOTAL	16,610	16,610	16,610					

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	■	☐	☐	☐	☐

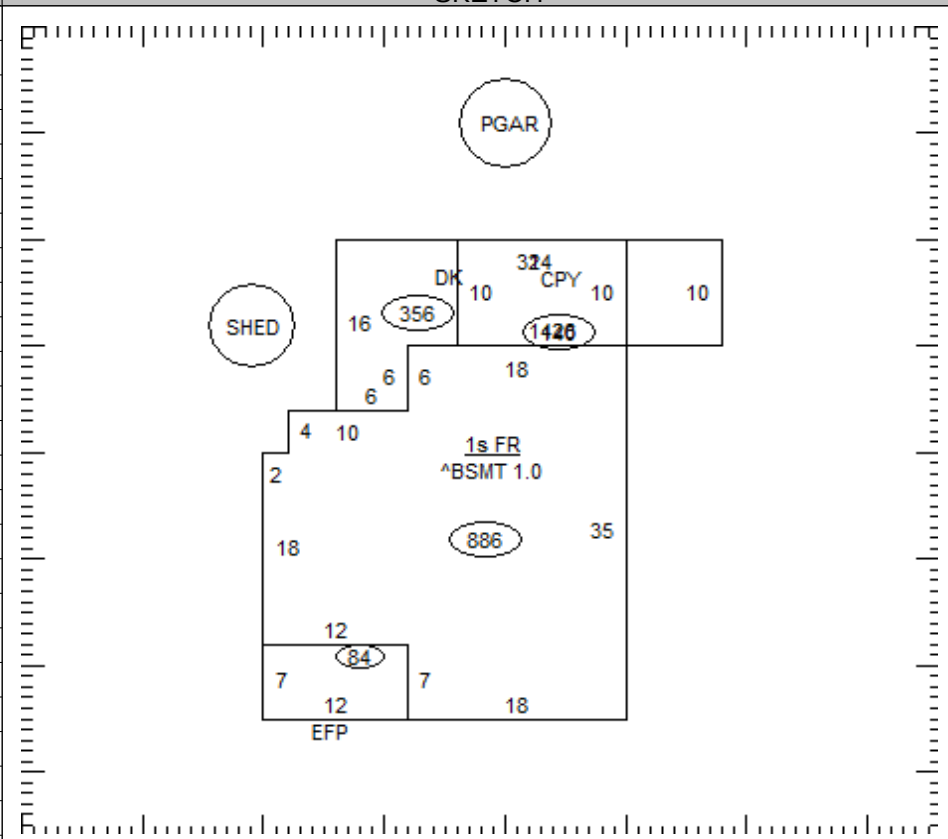
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		2			
FIREPLACES					

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	886	FR	147,430
BSMT	886		12,670
SUBTOTAL			160,100
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	886 S.F.		1,460
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			7,100
SUBTOTAL			168,660
GRADE FACTOR			95 %
UNADJUSTED VALUE			160,230
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	886	C-		1920		A	160,230	45	88,130		76,700
1 Shed	PP	8x14	112	C		1997		A		47			0
2 Gar - Pole		30x30	900	C	12.00	2014		G	10,800	7	10,040	ABT75	2,500
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		*37,110

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COMMENTS

Dwelling has an Economic Factor of 87%

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1	FLEDDERJOHNN DOYLE L	328 GODFREY AVE	CELINA	OH	45822	10/17/1986	22,100	: E : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
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■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
328 GODFREY AVE, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		10,340	0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
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☐ METAL	☐ GABLE
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☐ 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					
BEDROOMS					
FIREPLACES					

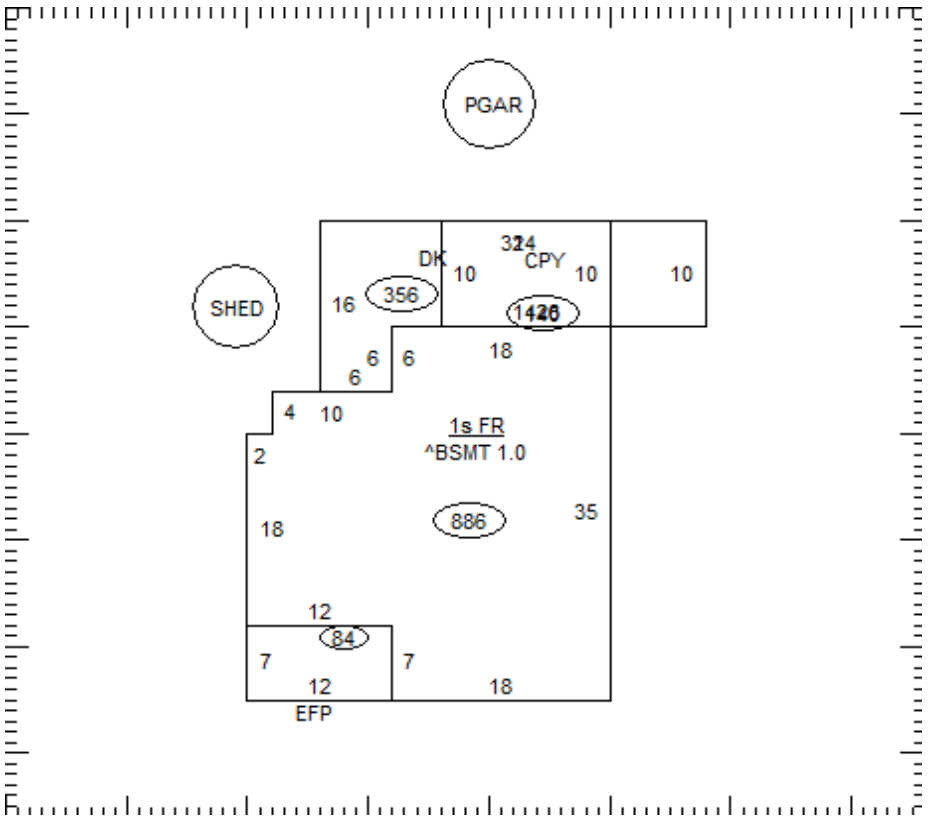
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		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
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



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													
												TOTAL	*37,110

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COMMENTS