

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-334-002

27-192400.0000

CJ NELSON RENTALS LLC

CJ NELSON RENTALS LLC

8509 CELINA MENDON RD

CELINA, OH 45822

LEGAL INFORMATION

GODFREY HEIGHTS ADD

LOT NO 62 CENT PT

LOT#: 00062

QUALIFIED CREDITS:

HOMESTEAD

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	CJ NELSON RENTALS LLC	8509 CELINA MENDON RD	CELINA	OH	45822	07/12/2023	82,000	WDC : 397	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOLLENBACHER MARY ANN	1012 SYCAMORE ST	CELINA	OH	45822	11/24/1986	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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

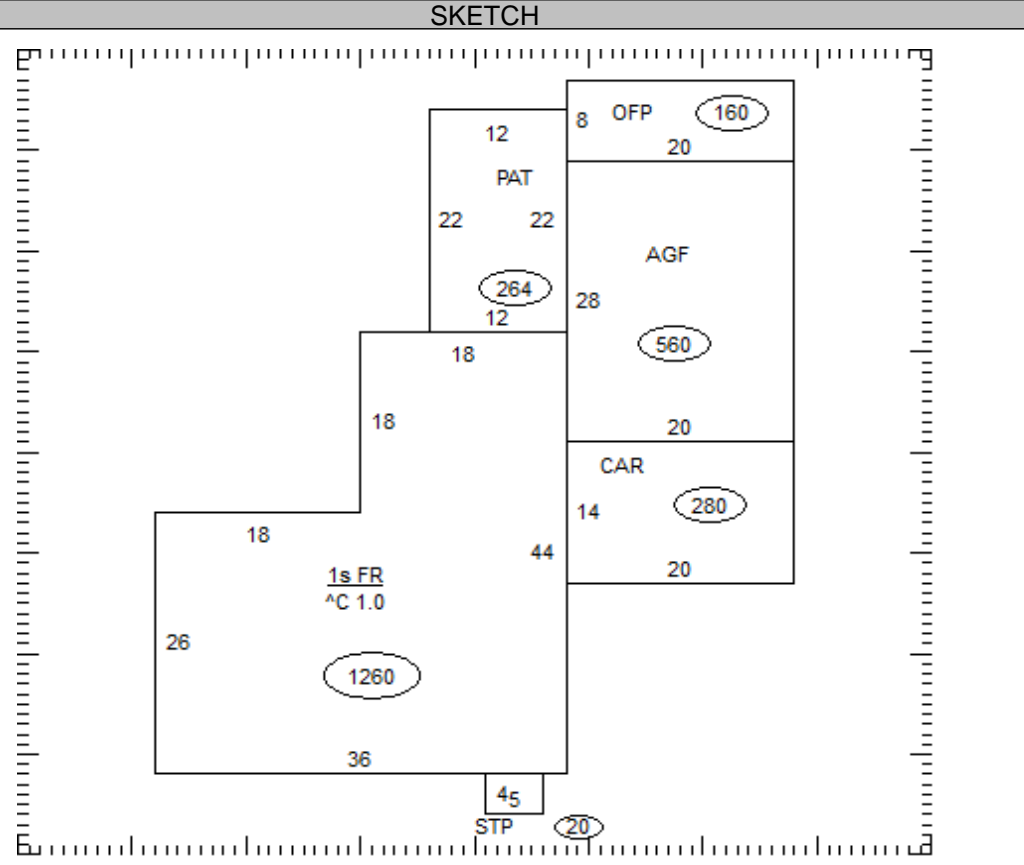
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	1012 SYCAMORE ST, CELINA

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F68 D90	ST325	DP77	ADJ250			17,000	0
TOTAL							17,000	0

COMMENT
Tax Incentive Exempt Parcel: 27-192400.000A (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$1,371.98, Other Assessment=\$0.00
DE16 ADD PATIO PER REVAL DESKTOP REVIEW
ABMNT REMOV'D - ADDITION BUILT 1994

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017		
REASON FOR CHANGE	RAPP	RAPP	RAPP		
APPRaised	LAND	17,000	12,000	9,900	
VALUE	IMPR	125,200	99,800	71,600	
	TOTAL	142,200	111,800	81,500	
ASSESSED	LAND	5,950	4,200	3,470	
VALUE	IMPR	43,820	34,930	25,060	
	TOTAL	49,770	39,130	28,530	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1260	FR	183,300						
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO											
BUILDING TYPE		<input checked="" type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> MOBILE HOME		<input type="checkbox"/> CONC BLK											
<input type="checkbox"/> BI/TR LEVEL		<input type="checkbox"/> METAL											
<input type="checkbox"/> MOD/MAN		<input type="checkbox"/> BRICK											
<input type="checkbox"/>		<input type="checkbox"/> STONE											
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS		5											
BEDROOMS		2											
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input checked="" type="checkbox"/>									
X FULL BATH													
X HALF BATH													
X FIXTURES													
SUBTOTAL						183,300							
MULTI-FAMILY #		0				0							
BUILDING TYPE		100%				0							
BSMT FINISH		0 S.F.				0							
FIREPLACE #		0				0							
HEATING		0 S.F.				0							
AIR COND		1,260 S.F.				2,080							
PLUMBING #		0				0							
GARAGES & CARPORTS						16,300							
EXTRA FEATURES						3,900							
SUBTOTAL						205,580							
GRADE FACTOR						100 %							
UNADJUSTED VALUE						205,580							
FACTOR						100 %							
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,260	C		1953	1992	A	205,580	30	143,910		125,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL	125,200	



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COMMENTS

BRICK TRIM 32 X 4 HOT TUB OUTSIDE
Dwelling has an Economic Factor of 87%