

27-231900.0000

**CHAPPELL RONALD L & MEGAN J**

CHAPPELL RONALD L & MEGAN J

526 S MILL ST

CELINA, OH 45822

**LEGAL INFORMATION**

OVERLY & CONKLIN ADD

LOT#: 16

|   | OWNERSHIP                 | ADDRESS       | CITY   | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|---|---------------------------|---------------|--------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | CHAPPELL RONALD L &       | 526 S MILL ST | CELINA | OH    | 45822 | 03/27/2023 | 143,000 | WDC : 156   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | WARREN DEREK R            | 526 S MILL ST | CELINA | OH    | 45822 | 03/28/2019 | 110,000 | WDC : 199   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | SMITH STEPHEN P & JENIFER | 526 S MILL ST | CELINA | OH    | 45822 | 09/08/2014 | 0       | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DF DATE: 04/18/2005 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER               | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD  | <input type="checkbox"/> F. RESTRICT    | 526 S MILL ST, CELINA            |
| <input type="checkbox"/> GRAVEL               | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER               | <input type="checkbox"/> STATIC    | <input type="checkbox"/> B. TOPGRHY  | <input type="checkbox"/> G. WOOD LT     | <b>COMMENT</b>                   |
| <input type="checkbox"/> DIRT                 | <input type="checkbox"/> LOW              | <input type="checkbox"/> GAS                 | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY     | TY2022:Net Gen=\$1,188.84, Other |
| <input checked="" type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING          | <input type="checkbox"/> ELECTRIC            | <input type="checkbox"/> OLD       | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.00                |
| <input type="checkbox"/> CURBS                | <input type="checkbox"/> STANDARD         | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD  | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU   | DE22 ADD WDDK & PAT; DESKTOP RVW |

**LAND COMPUTATIONS**

| LAND TYPE    | SIZE     | M     | RATE | C      | INF | M | VALUE  | C |
|--------------|----------|-------|------|--------|-----|---|--------|---|
| F:Front      | F55 D132 | ST380 | DP94 | ADJ357 |     |   | 19,600 | 0 |
| <b>TOTAL</b> |          |       |      |        |     |   | 19,600 | 0 |

**VALUATION SUMMARY**

| VALUE YEAR        | 2023                    | 2022   | 2020   | 2017   |
|-------------------|-------------------------|--------|--------|--------|
| REASON FOR CHANGE | RAPP                    | MISC   | RAPP   | RAPP   |
| APPRAISED VALUE   | <u>LAND</u><br>19,600   | 12,200 | 12,200 | 9,800  |
|                   | <u>IMPR</u><br>89,500   | 63,000 | 61,100 | 45,500 |
|                   | <u>TOTAL</u><br>109,100 | 75,200 | 73,300 | 55,300 |
| ASSESSED VALUE    | <u>LAND</u><br>6,860    | 4,270  | 4,270  | 3,430  |
|                   | <u>IMPR</u><br>31,330   | 22,050 | 21,390 | 15,930 |
|                   | <u>TOTAL</u><br>38,190  | 26,320 | 25,660 | 19,360 |

|  |  |
|--|--|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD                |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              |
| <b>BUILDING TYPE</b>   | <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               |

|  |   |
|--|---|
| <b>ROOFING</b>                               | <b>ROOF TYPE</b>                          |
| <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             |

|               |                          |                                     |                          |                          |                          |
|---------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>FLOORS</b> | B                        | 1                                   | 2                        | 3                        | U                        |
| CONCRETE      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD          | <input type="checkbox"/> | <input checked="" 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"/> |
| CARPET        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

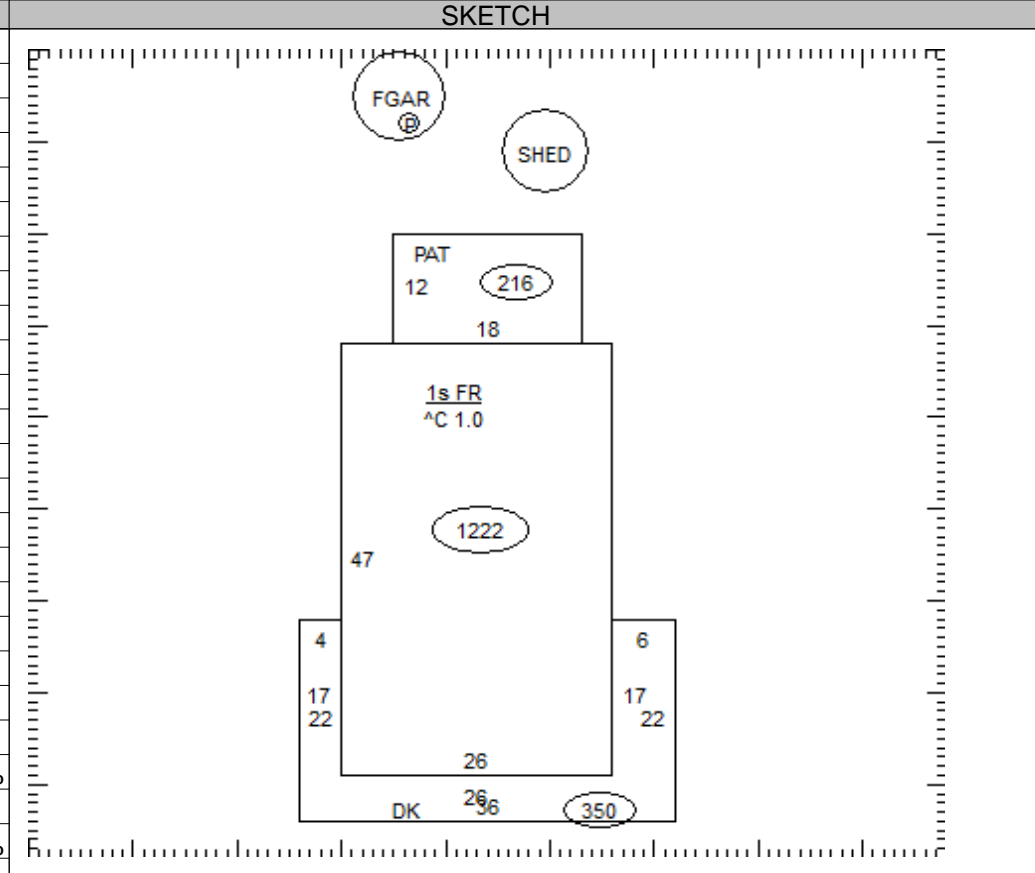
|                    |                          |                                     |                          |                          |                          |
|--------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>INT. FINISH</b> | B                        | 1                                   | 2                        | 3                        | U                        |
| PLASTER/DW         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING           | <input 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"/> |

|                       |  |   |  |  |  |
|-----------------------|--|---|--|--|--|
| <b>ACCOMMODATIONS</b> |  |   |  |  |  |
| # OF ROOMS            |  | 4 |  |  |  |
| BEDROOMS              |  | 2 |  |  |  |
| FIREPLACES            |  |   |  |  |  |

|                      |                          |                                     |                          |                          |                          |
|----------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>HEAT &amp; AC</b> | B                        | 1                                   | 2                        | 3                        | U                        |
| NO HEAT              | <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"/> |
| HW/STEAM             | <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"/> |
| HEAT PUMP            | <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"/> |
| STVE/SPCE            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL          | <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"/> |
| CTRL A/C             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|                 |      |                                     |
|-----------------|------|-------------------------------------|
| <b>PLUMBING</b> | BASE | <input checked="" type="checkbox"/> |
| X FULL BATH     |      |                                     |
| X HALF BATH     |      |                                     |
| X FIXTURES      |      |                                     |

|                         |            |       |         |
|-------------------------|------------|-------|---------|
| FLOOR                   | AREA       | CONST | VALUE   |
| 1                       | 1222       | FR    | 180,920 |
| <b>SUBTOTAL</b>         |            |       | 180,920 |
| MULTI-FAMILY #          | 0          |       | 0       |
| BUILDING TYPE           | 100%       |       | 0       |
| BSMT FINISH             | 0 S.F.     |       | 0       |
| FIREPLACE #             | 0          |       | 0       |
| HEATING                 | 0 S.F.     |       | 0       |
| AIR COND                | 1,222 S.F. |       | 2,020   |
| PLUMBING #              | 0          |       | 0       |
| GARAGES & CARPORTS      |            |       | 0       |
| EXTRA FEATURES          |            |       | 4,500   |
| <b>SUBTOTAL</b>         |            |       | 187,440 |
| GRADE FACTOR            |            |       | 95 %    |
| <b>UNADJUSTED VALUE</b> |            |       | 178,070 |
| <b>FACTOR</b>           |            |       | 100 %   |



| OCCUPANCY     | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 1     | SK    | 1,222 | C-    |       | 1933 |      | A   | 178,070   | 45   | 97,940   |      | 88,100   |
| 1 Gar - Frame |       | 27x27 | 729   | D     | 18.96 | 1957 |      | F   | 13,820    | 95   | 690      |      | 700      |
| 2 Shed        |       | 8x10  | 80    | C     |       | 1990 |      | A   |           | 57   |          |      | 0        |
| 3 Patio       |       | 8x22  | 176   | C     | 4.05  | 2018 |      | A   | 710       | 5    | 670      |      | 700      |
| 4             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |       |       |       |      |      |     |           |      |          |      |          |

27-231900.0000 TOTAL 89,500

**COMMENTS**

Dwelling has an Economic Factor of 90% (Rollback Basis=\$108,400)

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-432-002

Property Class: 510

Neighborhood

27502720-01 -

Map: 04

Block: 12

Card: 21

Bk: Pg:

27-231900.0000

**CHAPPELL RONALD L & MEGAN J**

CHAPPELL RONALD L & MEGAN J

526 S MILL ST  
CELINA, OH 45822

**LEGAL INFORMATION**

OVERLY & CONKLIN ADD

LOT#: 16

|   | OWNERSHIP    | ADDRESS       | CITY   | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#    | JS                       | VALID                               |
|---|--------------|---------------|--------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | CALL JENIFER | 526 S MILL ST | CELINA | OH    | 45822 | 06/28/2011 | 70,700 | WDC : A : 320 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | SHINN TAD B  | 526 S MILL ST | CELINA | OH    | 45822 | 07/06/1998 | 36,000 | : A : 0       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 |              |               |        |       |       |            | 0      | 0             | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DF DATE: 04/18/2005 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER <input type="checkbox"/>    | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT     | 526 S MILL ST, CELINA |
| <input type="checkbox"/> GRAVEL               | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER <input type="checkbox"/>    | <input type="checkbox"/> STATIC    | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT      | COMMENT               |
| <input type="checkbox"/> DIRT                 | <input type="checkbox"/> LOW              | <input type="checkbox"/> GAS <input type="checkbox"/>      | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY     |                       |
| <input checked="" type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING          | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD       | <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT |                       |
| <input type="checkbox"/> CURBS                | <input type="checkbox"/> STANDARD         | <input checked="" type="checkbox"/> STANDARD               | <input type="checkbox"/> STANDARD  | <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU   |                       |

| LAND COMPUTATIONS |      |   |      |   |        |   |         |
|-------------------|------|---|------|---|--------|---|---------|
| LAND TYPE         | SIZE | M | RATE | C | INF    | M | VALUE C |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
|                   |      |   |      |   |        |   |         |
| TOTAL             |      |   |      |   | 19,600 | 0 | 0       |

**VALUATION SUMMARY**

| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
|            |                   |           |      |       |          |      |       |
|            |                   |           |      |       |          |      |       |
|            |                   |           |      |       |          |      |       |
|            |                   |           |      |       |          |      |       |

