27-241700.0100

JEFFERSON TWP-CELINA CORP / CELINA SD
09-06-255-004

Property Class: 510
Neighborhood 275LA50-LA50
Map:
Block:
Card:
Bk: Pg:

GOSSMAN DAVID K & ANN M
GOSSMAN DAVID K & ANN M
140 S ENTERPRISE ST APT/SUITE 302
CELINA, OH 45822
Created in 2020 From 27-241700.0000 due to Split

LEGAL INFORMATION
LAKEVIEW ADD
PT LOTS 23 & 24
LOT#: 24

REDIR: TIFF

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GOSSMAN DAVID K & ANN M	140 S ENTERPRISE ST	CELINA	OH	45822	04/21/2020	75,000	WDC : 245	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: HK DATE: 01/27/2021 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
140 S ENTERPRISE ST

COMMENT
Tax Incentive Exempt Parcel: 27-241700.010K (TY2022 L=67,600; B=109,600; T=177,200) TY2022:Net Gen=$0.00, Other Assessment=$2,863.38
DE21 PER PERMIT; SINGLE FAMILY SHOUSE; PRINTS ATTACHED
DE21 272417000000 ADDED TOGETHER
2006 BASE VALUES:L:$0 B:$0 T:$0
2021 DUPL VALUES:L:$67,600 B:$109,600 T:$177,200
2023 DUPL VALUES:L:$77800 B:$172900 T:$250,700
TAX INCENTIVE: TF507

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F188 D122	ST460 DP90 ADJ414		77,800 0
			TOTAL	0 0

VALUATION SUMMARY — * Value Override Item

VALUE YEAR		* 2023	* 2021	2021	2021	2021	2020	2020	2020
REASON FOR CHANGE		RAPP	MISC	MISC	RCLS	NC	RAPP	MISC	MISC
APPRAISED VALUE	LAND	0	0	67,600	65,300	65,300	65,300	60,500	60,500
	IMPR	0	0	109,600	109,600	109,600	0	0	0
	TOTAL	0	0	177,200	174,900	174,900	65,300	60,500	60,500
ASSESSED VALUE	LAND	0	0	23,660	22,860	22,860	22,860	21,180	21,180
	IMPR	0	0	38,360	38,360	38,360	0	0	0
	TOTAL	0	0	62,020	61,220	61,220	22,860	21,180	21,180

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	■ METAL
☐ MOD/MAN	☐ BRICK
■ SHOUSE	☐ 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		3			
BEDROOMS		1			
FIREPLACES					

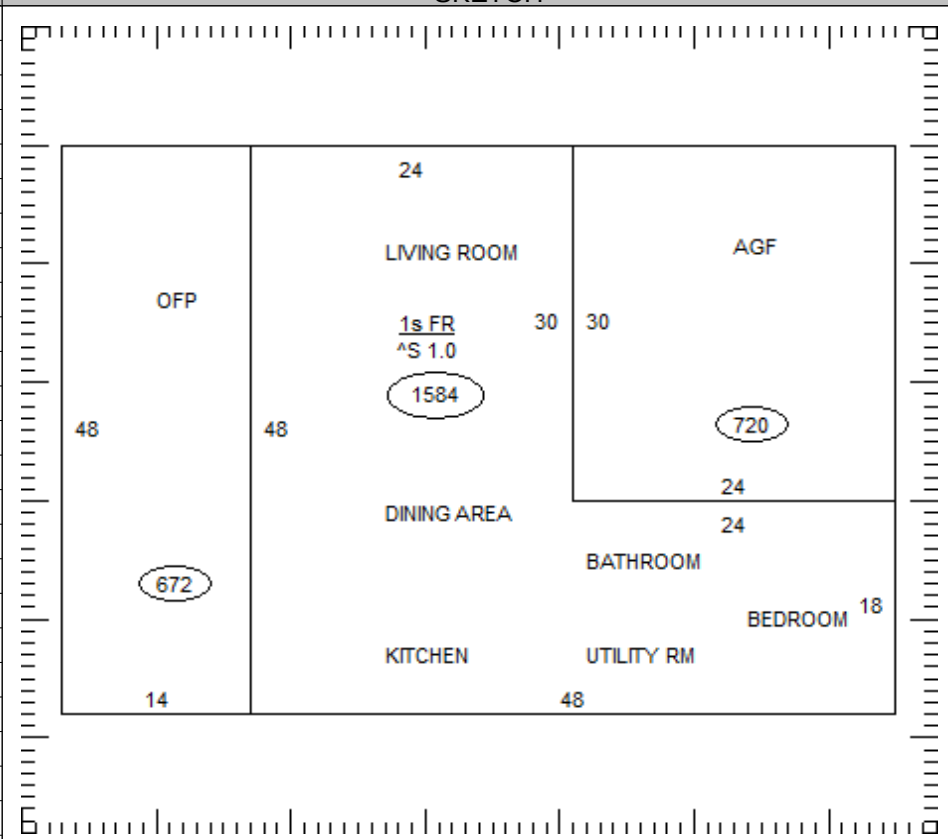
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1584	FR	208,310

SUBTOTAL		208,310
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,584 S.F.	2,610
PLUMBING #	0	0
GARAGES & CARPORTS		17,800
EXTRA FEATURES		10,800
SUBTOTAL		239,520
GRADE FACTOR		80 %
UNADJUSTED VALUE		191,620
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,584	D		2020		A	191,620	5	182,040		172,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		*0

27-241700.0100

COMMENTS

Dwelling has an Economic Factor of 95%