27-242000.0000

MONROE JAMES M & LINDA C
MONROE JAMES M & LINDA C
806 IVY LN
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
09-06-254-014

LEGAL INFORMATION
LAKEVIEW ADD
ALSO N SD LOT 25
LOT#: 26 S SD

Property Class: 510
Neighborhood
275LA50-LA50
Map: 05
Block: 08
Card: 46
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MONROE JAMES M & LINDA C	806 IVY LN	CELINA	OH	45822	07/10/2019	75,000	WDC : 473	☐	■
2	CLONTZ SHERRY	107 S ENTERPRISE ST	CELINA	OH	45822	07/10/2019	0	QCE : X : 0	☐	☐
3	CLONTZ JACK & SHERRY	107 ENTERPRISE ST	CELINA	OH	45822	08/09/1999	52,400	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 07/11/2005 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
107 S ENTERPRISE ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-242000.000K (TY2022 L=0; B=18,500; T=18,500)
TY2022:Net Gen=$707.76, Other Assessment=$299.18
2006 DUPL VALUES: L: 12,200 B: 31,600 T: 43,800
2020 DUPL VALUES: L $13,900 B $48,400 T $62,300
2023 DUPL VALUES:L:$16000 B:$66100 T:$82100
DE20 RMV OWN OCC; DID NOT RETURN APP
TAX INCENTIVE: TF507

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F43 D100	ST460 DP81 ADJ373		16,000 0
			TOTAL	12,200 0

VALUATION SUMMARY * Value Override Item

VALUE YEAR		* 2023	* 2020	* 2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	12,200	12,200	12,200					
	IMPR	31,600	31,600	31,600					
	TOTAL	43,800	43,800	43,800					
ASSESSED VALUE	LAND	4,270	4,270	4,270					
	IMPR	11,060	11,060	11,060					
	TOTAL	15,330	15,330	15,330					

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		4			
BEDROOMS		2			
FIREPLACES					

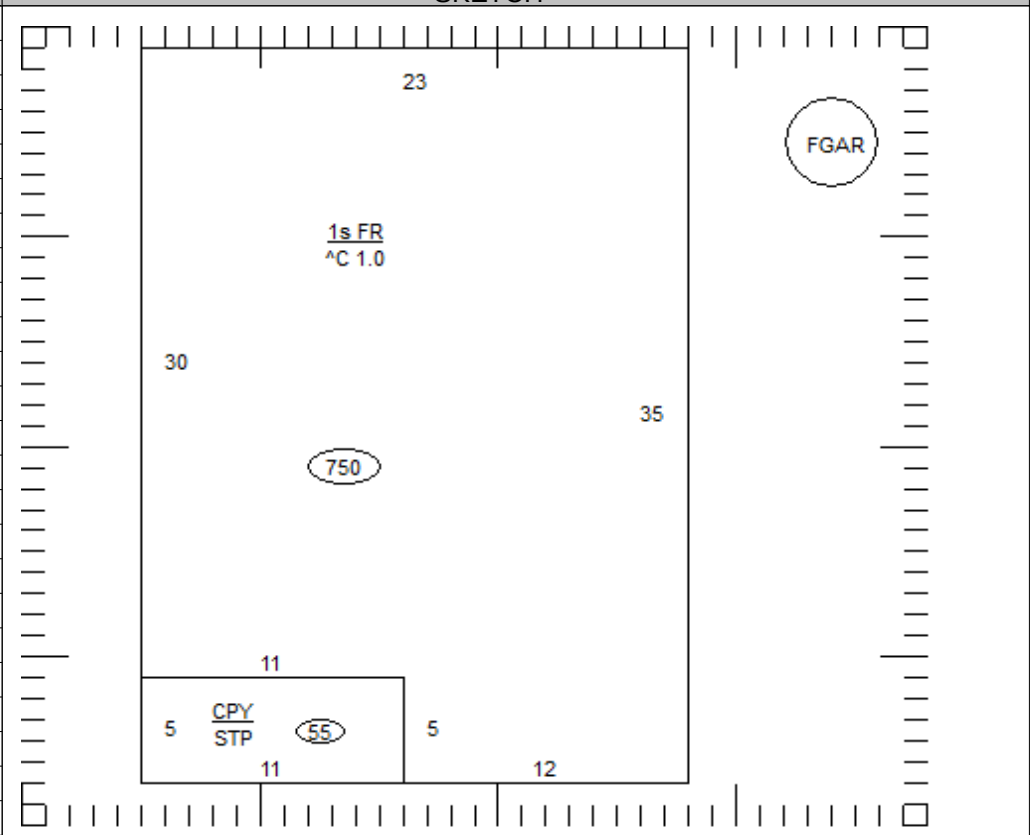
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	750	FR	128,360

SUBTOTAL		128,360
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	750 S.F.	1,240
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		1,000
SUBTOTAL		130,600
GRADE FACTOR		95 %
UNADJUSTED VALUE		124,070
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	750	C-		1947		A	124,070	45	68,240		64,800
1 Gar - Frame		16x22	352	C	23.70	1967		A	8,340	85	1,250		1,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		*31,600

27-242000.0000

COMMENTS

Dwelling has an Economic Factor of 95%