

JEFFERSON TWP-CELINA CORP / CELINA SD

09-06-132-003

Property Class: 510

Neighborhood

27502720-01 -

Map: 05

Block: 03

Card: 53

Bk: Pg:

27-258400.0000

WURSTER ZACHARY S
WURSTER ZACHARY S
534 E FULTON ST
CELINA, OH 45822

LEGAL INFORMATION
PAX ADD
E PT LOT 5 & W SD LOT 6
LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WURSTER ZACHARY S	534 E FULTON ST	CELINA	OH	45822	12/13/2019	92,000	WDC : 859	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DIXON MARY CATHERINE	534 E FULTON ST	CELINA	OH	45822	05/02/2012	77,000	WDC : A : 216	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	COLBURN LLOYD & JACKIE	126 COTTONWOOD DR	CELINA	OH	45822	07/01/2011	57,600	WDC : E : 333	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: EE DATE: 05/17/2005 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	534 E FULTON ST, CELINA	
COMMENT							
TY2022:Net Gen=\$1,454.62, Other Assessment=\$0.00 DE17 DESKTOP RVW CHG: cor stry hgt DE22 ADD AC; PER DATA MAILER							

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F57 D130	ST380	DP93	ADJ353			20,100	0
TOTAL							20,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED <u>LAND</u>	20,100	12,500	12,500	10,100	10,100			
VALUE <u>IMPR</u>	107,200	79,500	78,600	59,300	55,700			
<u>TOTAL</u>	127,300	92,000	91,100	69,400	65,800			
ASSESSED <u>LAND</u>	7,040	4,380	4,380	3,540	3,540			
VALUE <u>IMPR</u>	37,520	27,830	27,510	20,760	19,500			
<u>TOTAL</u>	44,560	32,210	31,890	24,300	23,040			

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

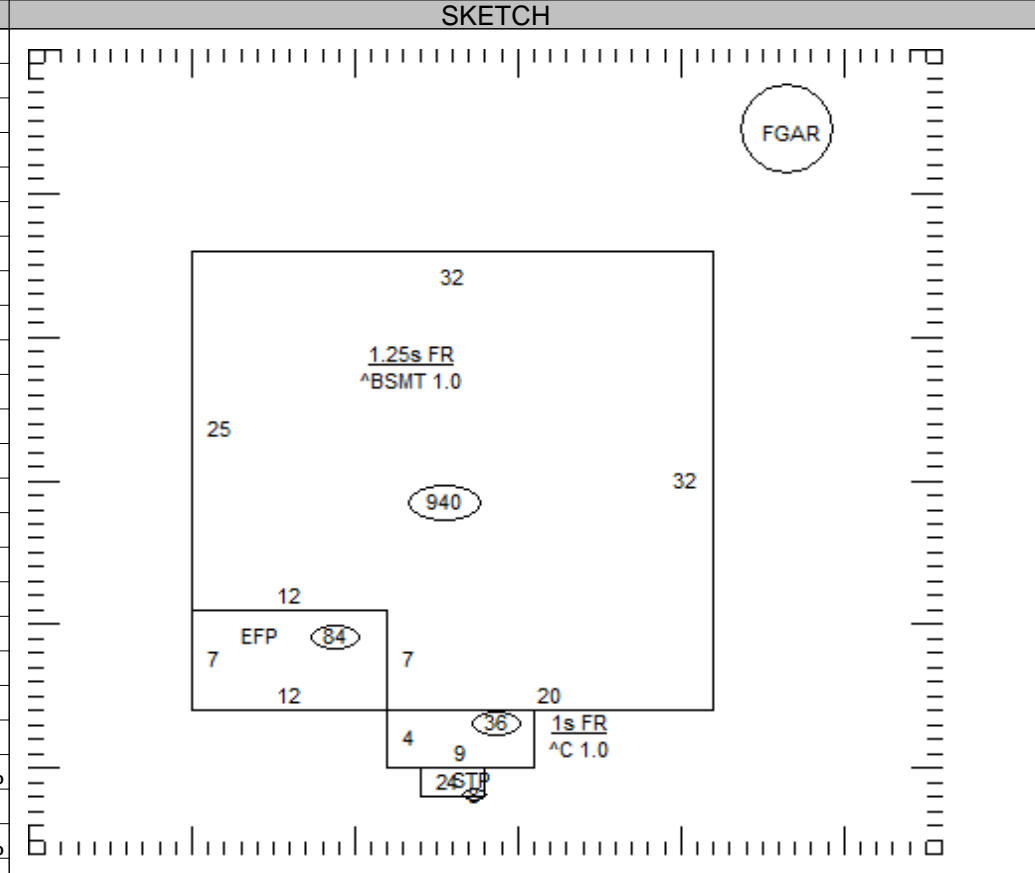
INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS: 5
 BEDROOMS: 2
 FIREPLACES: 1

HEAT & AC
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	976	FR	157,410
.25	235	FR	34,560
BSMT	940		13,440
SUBTOTAL			205,410
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	976 S.F.		1,610
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,600
SUBTOTAL			214,020
GRADE FACTOR			100 %
UNADJUSTED VALUE			214,020
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,211	C		1940		A	214,020	45	117,710		105,900
1 Gar - Frame	8	22x24	528	C	23.70	1960		A	12,510	90	1,250		1,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 107,200

COMMENTS
 Dwelling has an Economic Factor of 90%

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2						0	0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							20,100	0

VALUATION SUMMARY

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

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH							
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD												
BUILDING TYPE			<input type="checkbox"/> STUCCO												
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL												
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK												
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL												
<input type="checkbox"/>			<input type="checkbox"/> BRICK												
			<input type="checkbox"/> STONE												
ROOFING		ROOF TYPE													
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE													
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP													
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL													
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD													
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT													

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			%

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													

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TOTAL 0

COMMENTS