27-268900.0000

HALL PEGGY JEAN TRUSTEE
HALL PEGGY JEAN TRUSTEE
511 E ANTHONY ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
09-06-127-014

LEGAL INFORMATION
OUT LOTS EAST OF CELINA
IN LOT NO 2 CENT PT
LOT#: 2

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 510
Neighborhood
27502720-01 -
Map: 05
Block: 02
Card: 13
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HALL PEGGY JEAN TRUSTEE	511 E ANTHONY ST	CELINA	OH	45822	01/14/2021	164,900	WDC : 36	☐	■
2	ENGLE BRIAN J	PO BOX 401	CELINA	OH	45822	12/15/2017	45,000	WDC : 871	☐	☐
3	MENCHHOFER MICHAEL T	612 ROYAL LN	CELINA	OH	45822 -1157	01/06/1993	48,000	: A : 0	☐	☐

X: ☐ TTO LISTER: EE DATE: 05/16/2005 TIME: 08:26:47 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
511 E ANTHONY ST, CELINA

COMMENT
TY2022:Net Gen=$1,263.12, Other Assessment=$0.00
DE19 REMOVE OWN OCC. Owner didn't ret app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F45 D140	ST380 DP96 ADJ365		16,400 0
			TOTAL	16,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	16,400	10,200	8,200					
	IMPR	103,500	69,700	55,400					
	TOTAL	119,900	79,900	63,600					
ASSESSED VALUE	LAND	5,740	3,570	2,870					
	IMPR	36,230	24,400	19,390					
	TOTAL	41,970	27,970	22,260					

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		6	2		
BEDROOMS		2	2		
FIREPLACES					

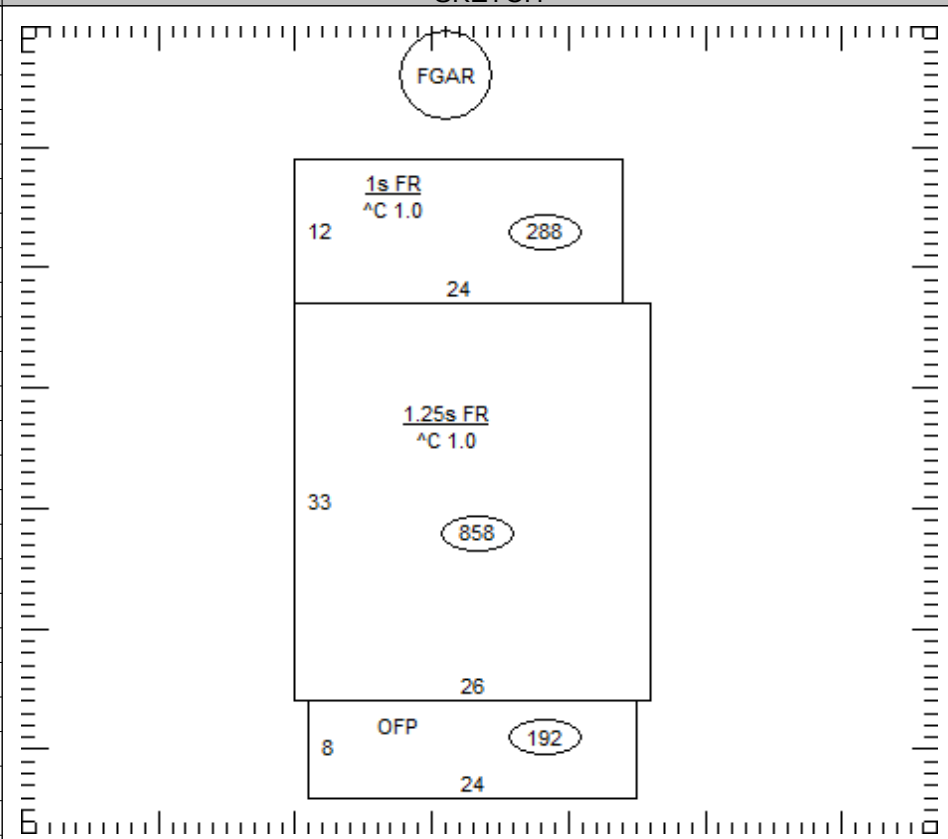
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1146	FR	175,700
.25	214	FR	29,990

SUBTOTAL		205,690
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	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		3,100
SUBTOTAL		208,790
GRADE FACTOR		100 %
UNADJUSTED VALUE		208,790
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,360	C		1947		A	208,790	45	114,830		103,300
1 Gar - Frame	8	14x16	224	D	18.96	1951		A	4,250	95	210		200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		103,500

27-268900.0000

COMMENTS

Dwelling has an Economic Factor of 90%