



27-285300.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-353-019

Property Class: 510

Neighborhood

27502716-02 -

Map: 02

Block: 10

Card: 19

Bk: Pg:

DUNLAP BRAEDEN
DUNLAP BRAEDEN
510 NASH ST
CELINA, OH 45822

LEGAL INFORMATION
LEBLONDS 1ST ADD
LOT NO 7 N PT
LOT#: 7

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUNLAP BRAEDEN	510 NASH ST	CELINA	OH	45822	06/06/2023	182,900	WDC : 310	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CORRELL DYLAN P	510 NASH ST	CELINA	OH	45822	03/22/2013	88,000	WDC : 157	<input type="checkbox"/>	<input type="checkbox"/>
3	WILLIAMS JONATHAN &	510 NASH ST	CELINA	OH	45822	05/31/2000	82,900	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 05/08/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 510 NASH ST, CELINA
 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

COMMENT

TY2022:Net Gen=\$1,886.00, Other Assessment=\$0.00
 DE14 RMV 2.5%RB/ DIDN'T RET APP
 DE16 DESKTOP RVW CHG: RMV EFP, ADD PAT, RMV OMP
 DE22 DESKTOP RVW; ADD PORCH
 DE23 ADD FN BSMNT, RMV FIREPLC - VERIFIED VIA LISTING PHOTOS

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F44 D83	ST375	DP74	ADJ278			12,200	0
					TOTAL		12,200	0

VALUATION SUMMARY

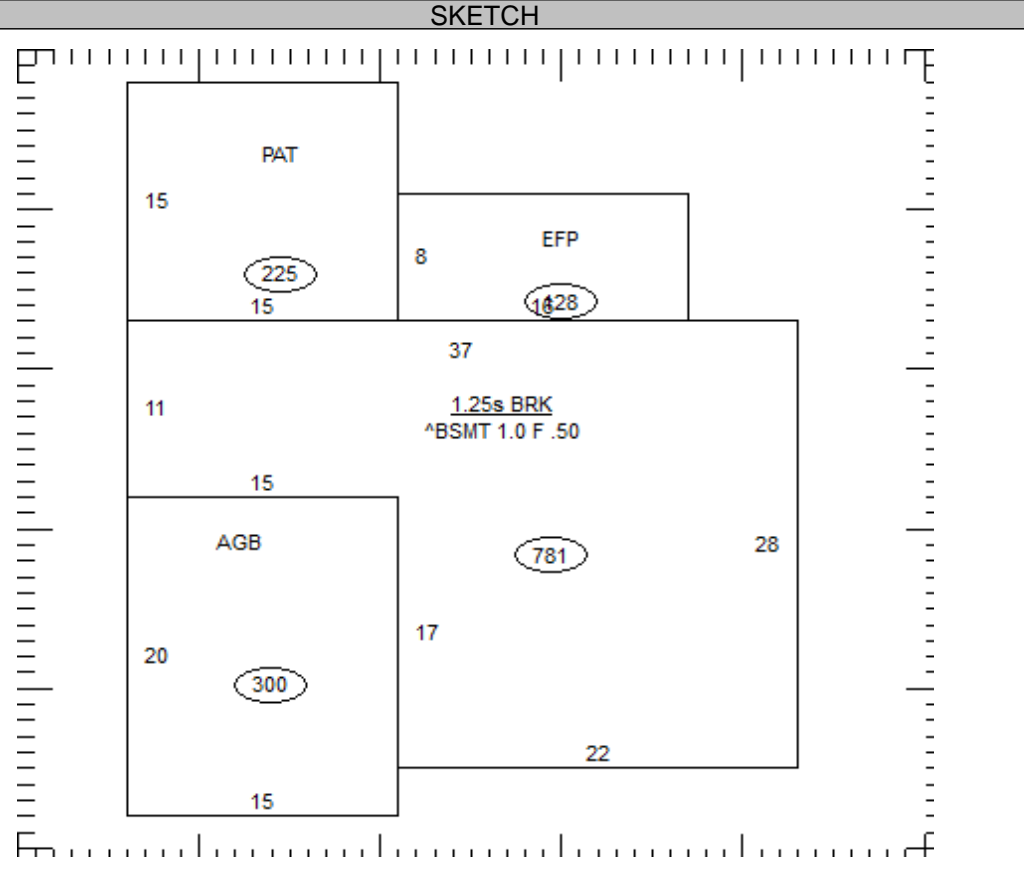
VALUE YEAR	2023	2022	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	<u>LAND</u> 12,200	10,000	10,000	7,200
	<u>IMPR</u> 115,700	106,700	104,100	81,700
	<u>TOTAL</u> 127,900	116,700	114,100	88,900
ASSESSED VALUE	<u>LAND</u> 4,270	3,500	3,500	2,520
	<u>IMPR</u> 40,500	37,350	36,440	28,600
	<u>TOTAL</u> 44,770	40,850	39,940	31,120

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	781	BRK	143,020
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	195	BRK	32,610
BUILDING TYPE	<input 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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS	# OF ROOMS	1	3	2	
BEDROOMS			1	2	
FIREPLACES					
HEAT & AC	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE				
X FULL BATH					
X HALF BATH			1		
X FIXTURES					

BSMT	781		11,170
SUBTOTAL			186,800
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	390 S.F.		5,580
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	2		2,420
GARAGES & CARPORTS			8,400
EXTRA FEATURES			4,600
SUBTOTAL			207,800
GRADE FACTOR			100 %
UNADJUSTED VALUE			207,800
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	976	C		1953		A	207,800	42	120,520		115,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 115,700

COMMENTS

BSMNT FLOORS FINISHED CONCRETE, DRYWALL & DROP CEILING
 Dwelling has an Economic Factor of 96%