

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-354-035

Property Class: 510

Neighborhood

27502716-02 -

Map: 02

Block: 10

Card: 56

Bk: Pg:

27-287300.0000

**WESTGERDES GEOFFREY**  
 WESTGERDES GEOFFREY  
 7871 NOW RD  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 MC DANIEL & GUY ADD

LOT#: 2

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 WESTGERDES GEOFFREY	7871 NOW RD	CELINA	OH	45822	07/29/2019	30,000	WDC : 507	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 JONES JANIS	1705 S 44TH ST	SAINT PETERSBURG	FL	33711 -2731	09/21/2012	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 BARKER BRUCE A & JONES	319 E WAYNE ST	CELINA	OH	45822 -4810	09/22/2003	53,500	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: BTC	DATE: 04/27/2011	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE		
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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	319 E WAYNE ST, CELINA  COMMENT TY2022:Net Gen=\$968.16, Other Assessment=\$0.00 DE19 RMV HS/TT CELINA UTIL- NO USAGE DE11 RMV BARN DE14 ALLOW CDU DUE TO CONDITION DE16 DESKTOP RVW CHG: COR SK, ADD RFX, WDDK

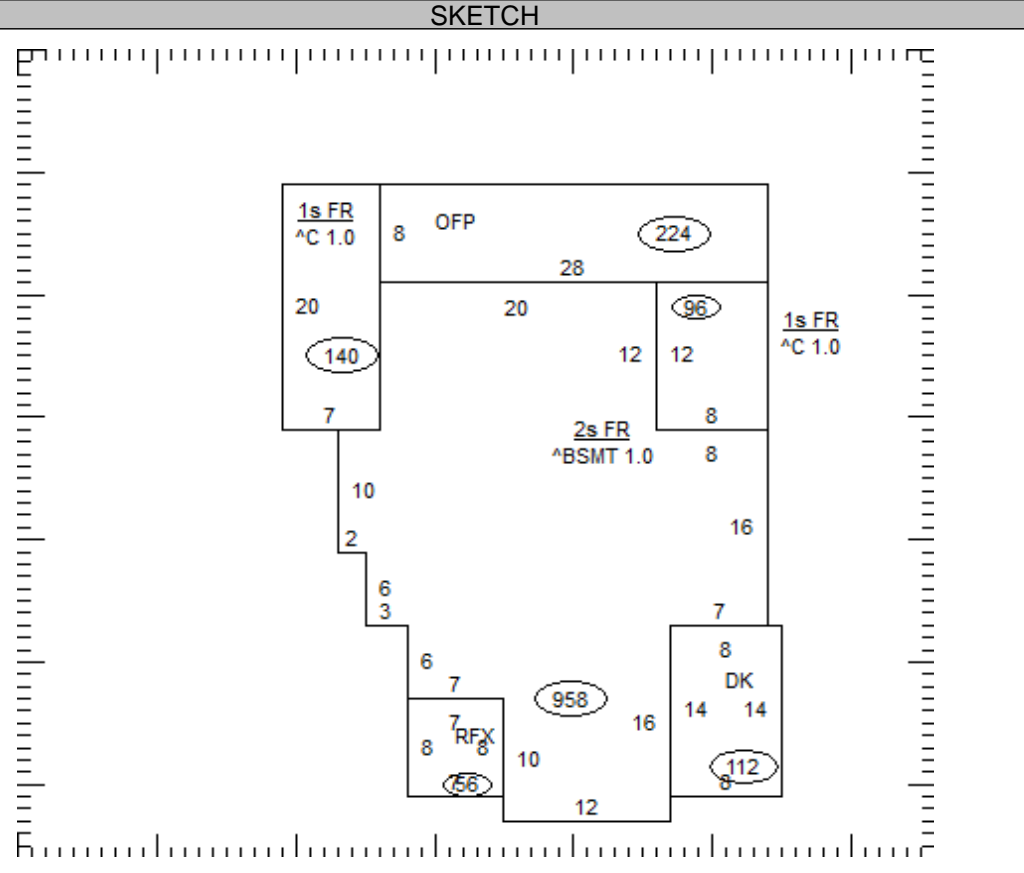
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F82 D132	ST375	DP94	ADJ353		28,900 0
TOTAL						28,900 0

VALUATION SUMMARY							
VALUE YEAR		2023	2020	2017			
REASON FOR CHANGE		RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND	28,900	23,800	17,000			
	IMPR	42,400	36,100	28,400			
	TOTAL	71,300	59,900	45,400			
ASSESSED VALUE	LAND	10,120	8,330	5,950			
	IMPR	14,840	12,640	9,940			
	TOTAL	24,960	20,970	15,890			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1194	FR	179,900
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	958	FR	69,280
<b>BUILDING TYPE</b>	<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 type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE	BSMT	AREA	CONST	VALUE
<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				
		BSMT	958		13,700
<b>SUBTOTAL</b>					262,880

FLOORS	B	1	2	3	U	BSMT	AREA	CONST	VALUE
CONCRETE	<input 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 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		4	4						
BEDROOMS			4						
FIREPLACES		1							
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
HW/STEAM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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									
X FULL BATH			1						
X HALF BATH									
X FIXTURES									



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,152	C		1880		F	276,110	50	138,060	CDU68	42,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-287300.0000 TOTAL 42,400

**COMMENTS**

50% economic and an 18% to remove the neighborhood economic factor be given= 68% cdu  
 Dwelling has an Economic Factor of 96%