



27-289600.0000

BOISE CODY J & HARMONY
BOISE CODY J & HARMONY
547 N BUCKEYE ST
CELINA, OH 45822

LEGAL INFORMATION
MC DANIEL & GUY ADD
ALSO 6 FT VAC ALLEY
LOT#: 24

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOISE CODY J & HARMONY	547 N BUCKEYE ST	CELINA	OH	45822	07/28/2021	229,900	WDC : 607	<input type="checkbox"/>	<input type="checkbox"/>
2	GRAY NICOLAS J & ROCIO	309 MOORING LINE DR	CELINA	OH	45822	12/21/2020	199,750	SUC : 958	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WAGNER STUART & IMWALLE	547 N BUCKEYE ST	CELINA	OH	45822	08/30/2019	185,000	WDC : 592	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 07/13/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	547 N BUCKEYE ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,373.16, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE16 DESKTOP RVW CHG: COR SHED MSMNTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F72 D182	ST375	DP109	ADJ409			29,400	0
					TOTAL		29,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2019	2017
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP
APPRAISED VALUE	29,400	24,300	17,300	17,300
	IMPR	142,700	125,800	102,200
	TOTAL	172,100	150,100	119,500
ASSESSED VALUE	10,290	8,510	6,060	6,060
	IMPR	49,950	44,030	35,770
	TOTAL	60,240	52,540	41,830

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

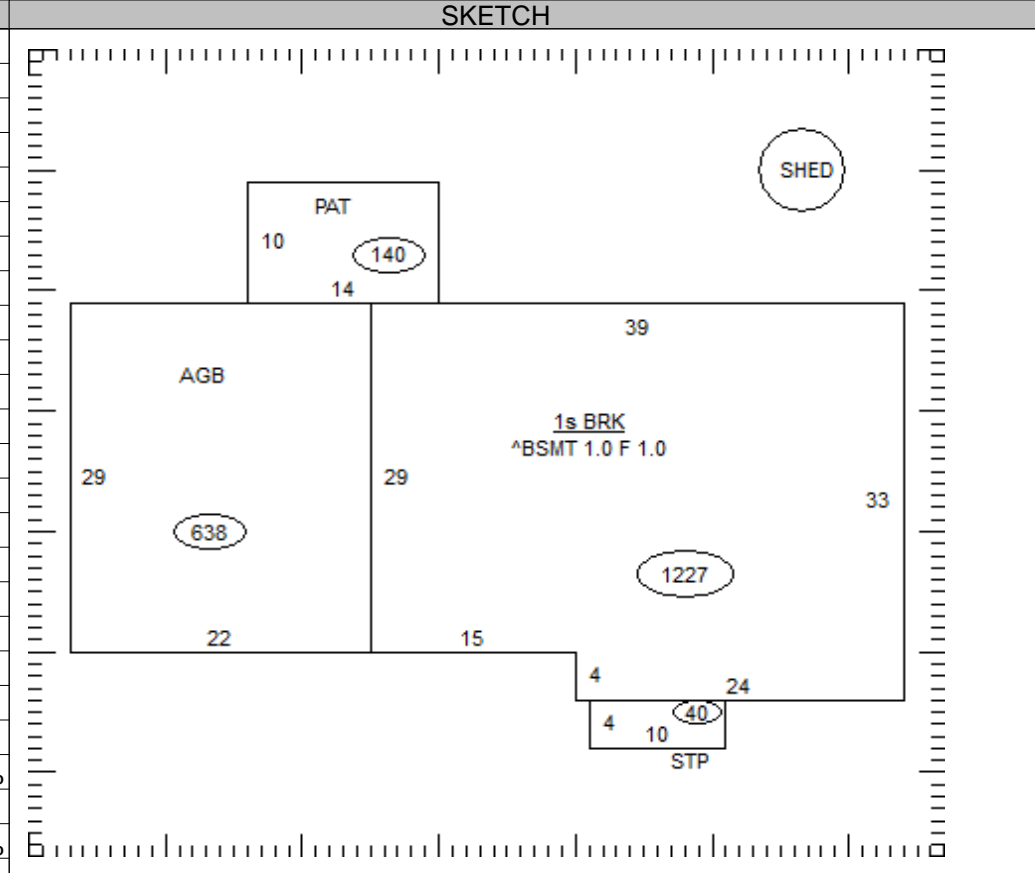
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 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 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1227	BRK	194,370
BSMT	1227		17,550
SUBTOTAL			211,920
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,227 S.F.		17,550
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,454 S.F.		4,040
PLUMBING #	2		2,420
GARAGES & CARPORTS			17,800
EXTRA FEATURES			1,000
SUBTOTAL			254,730
GRADE FACTOR			100 %
UNADJUSTED VALUE			254,730
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,227	C		1957		A	254,730	42	147,740		141,800
1 Shed		10x20	200	C	9.90	1990		A	1,980	57	850		900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-289600.0000 TOTAL 142,700

COMMENTS

Dwelling has an Economic Factor of 96% (Rollback Basis=\$171,200)

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CELINA, OH 45822

LEGAL INFORMATION

MC DANIEL & GUY ADD
ALSO 6 FT VAC ALLEY
LOT#: 24

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WAGNER CODY J & TIFFANY M	547 N BUCKEYE ST	CELINA	OH	45822	04/30/2015	167,500	WDC : 270	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ONTROP DANIEL J & CYNTHIA	547 BUCKEYE ST	CELINA	OH	45822	07/23/2007	139,500	WDC : A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	BRUNS CHAD D	547 N BUCKEYE ST	CELINA	OH	45822	01/05/2001	94,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 07/13/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	547 N BUCKEYE ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<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	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						29,400	0

VALUATION SUMMARY

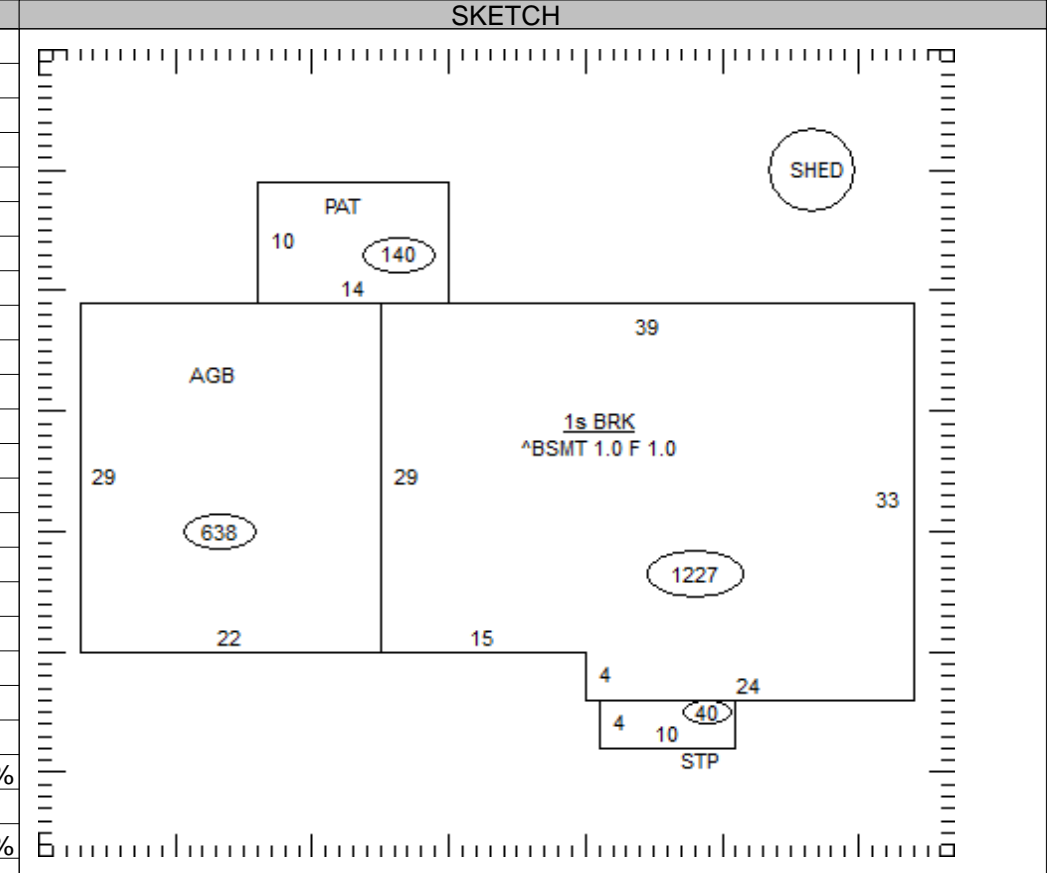
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
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 type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<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

FLOORS	B	1	2	3	U	SUBTOTAL	0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0
ACCOMMODATIONS	SUBTOTAL						0
# OF ROOMS						GRADE FACTOR	%
BEDROOMS						UNADJUSTED VALUE	0
FIREPLACES						FACTOR	%
HEAT & AC	B	1	2	3	U		

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													



27-289600.0000 TOTAL 0

COMMENTS