



27-317600.0000

BONIFAS VERNON L & KAITLIN N

BONIFAS VERNON L & KAITLIN N

528 N SUGAR ST

CELINA, OH 45822

LEGAL INFORMATION

SCHUNCKS ADD

LOT#: 12

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|----------------------------|----------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | BONIFAS VERNON L & KAITLIN | 528 N SUGAR ST | CELINA | OH | 45822 | 07/22/2020 | 175,000 | SUC : 475 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | VANOVER SHANE R & JORDI L | 528 N SUGAR ST | CELINA | OH | 45822 | 05/23/2017 | 115,900 | WDC : 326 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | MAST ALEXANDER J | 528 N SUGAR ST | CELINA | OH | 45822 | 09/21/2012 | 93,500 | WDC : A : 564 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X: TTO LISTER: BTC DATE: 08/22/2006 TIME: 10:31:29 AM LETTER LETTER REC'D GIS CODE

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

| 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 | 528 N SUGAR ST, CELINA | | |

COMMENT
Tax Incentive Exempt Parcel: 27-317600.000A
(TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$1,908.62, Other
Assessment=\$0.00
DE13 RMV 2.5%RB. DIDN'T RET APP
DE21 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|--------------|----------|-------|-------|--------|-----|---|--------|---|
| F:Front | F66 D165 | ST350 | DP105 | ADJ368 | | | 24,300 | 0 |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| TOTAL | | | | | | | 24,300 | 0 |

VALUATION SUMMARY

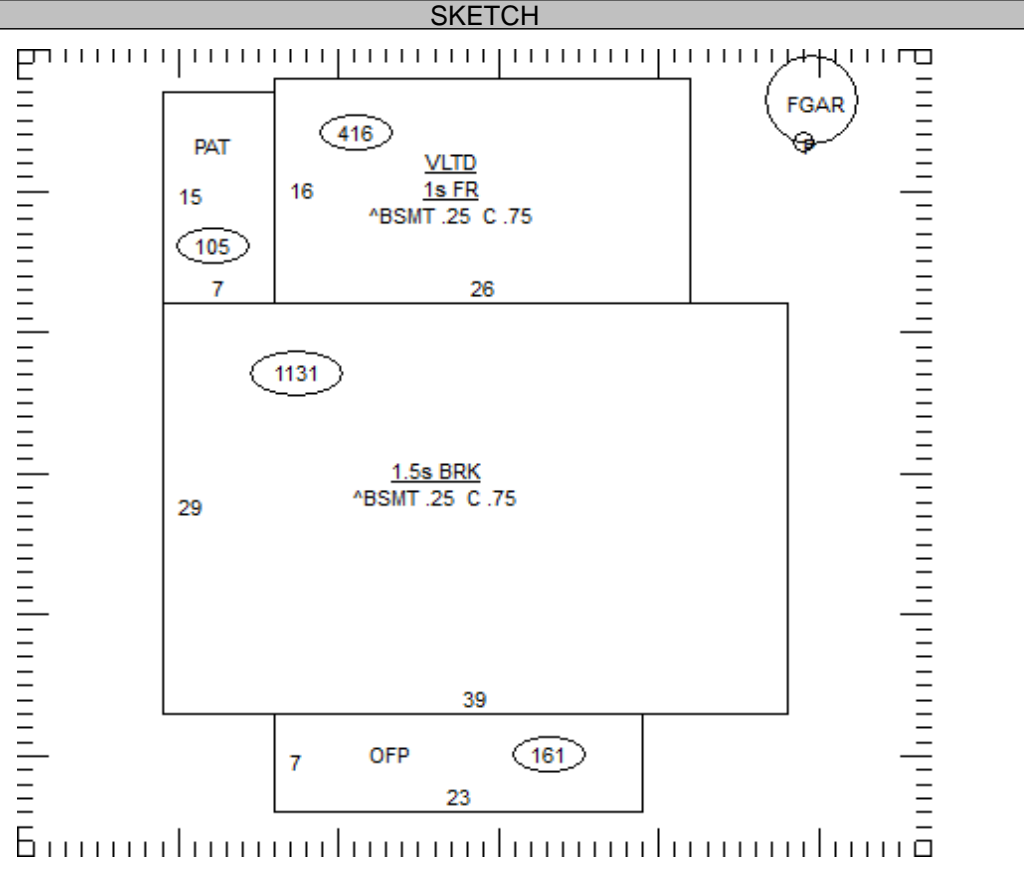
| VALUE YEAR | 2023 | 2020 | 2017 | | | | | |
|-------------------|--------------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | | |
| APPRAISED | <u>LAND</u> | 24,300 | 14,300 | 13,200 | | | | |
| VALUE | <u>IMPR</u> | 161,300 | 103,800 | 90,400 | | | | |
| | <u>TOTAL</u> | 185,600 | 118,100 | 103,600 | | | | |
| ASSESSED | <u>LAND</u> | 8,510 | 5,010 | 4,620 | | | | |
| VALUE | <u>IMPR</u> | 56,460 | 36,330 | 31,640 | | | | |
| | <u>TOTAL</u> | 64,970 | 41,340 | 36,260 | | | | |

| | | | | | | | |
|--|-----------------------------|-----------------------------|--|--------------|-------------|--------------|--------------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 1131 | BRK | 161,710 |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | 1 | 416 | FR | 55,590 |
| BUILDING TYPE | | | <input checked="" type="checkbox"/> ALM/VYNL | .5 | 566 | BRK | 50,130 |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" 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 | 2 | 4 | | 2 | | |
| BEDROOMS | | 1 | | 2 | | |
| FIREPLACES | | | | | | |
| HEAT & AC | | B | 1 | 2 | 3 | U |
| NO HEAT | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEOTHERMAL | | <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | BASE <input checked="" type="checkbox"/> | | | | |
| X FULL BATH | | 1 | | | | |
| X HALF BATH | | | | | | |
| X FIXTURES | | | | | | |

| | | | |
|-------------------------|------------|--|---------|
| BSMT | 387 | | 5,530 |
| SUBTOTAL | | | 272,960 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 566 S.F. | | -2,150 |
| AIR COND | 1,547 S.F. | | 2,560 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 12,400 |
| SUBTOTAL | | | 289,400 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 289,400 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 2,113 | C | | 1882 | | A | 289,400 | 45 | 159,170 | | 151,200 |
| 1 Gar - Frame | | 24x24 | 576 | C | 23.70 | 2005 | | A | 13,650 | 31 | 9,420 | | 9,400 |
| 2 Patio | | 10x24 | 240 | C | 4.05 | 2005 | | A | 970 | 31 | 670 | | 700 |
| 3 | | | | | | | | | | | | | |
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| 5 | | | | | | | | | | | | | |
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| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

27-317600.0000 TOTAL 161,300

COMMENTS

Dwelling has an Economic Factor of 95%

JEFFERSON TWP-CELINA CORP / CELINA SD

05-36-480-001

Property Class: 510

Neighborhood

27502703-01 -

Map: 01 I

Block:

Card: 62

Bk: Pg:

27-317600.0000

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528 N SUGAR ST

CELINA, OH 45822

LEGAL INFORMATION

SCHUNCKS ADD

LOT#: 12

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|------------------------|----------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | HEAD TIMOTHY & REBECCA | 528 SUGAR ST | CELINA | OH | 45822 | 07/07/2006 | 109,500 | WDC : A : 545 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | STEWART STEPHEN R & | 528 N SUGAR ST | CELINA | OH | 45822 | 03/31/2000 | 86,000 | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: BTC DATE: 08/22/2006 TIME: 10:31:29 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 | 528 N SUGAR 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 | |
| <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 | |
| <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 | |

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|------|---|------|---|-----|---|--------|---|
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| | | | | | | | | |
| TOTAL | | | | | | | 24,300 | 0 |

VALUATION SUMMARY

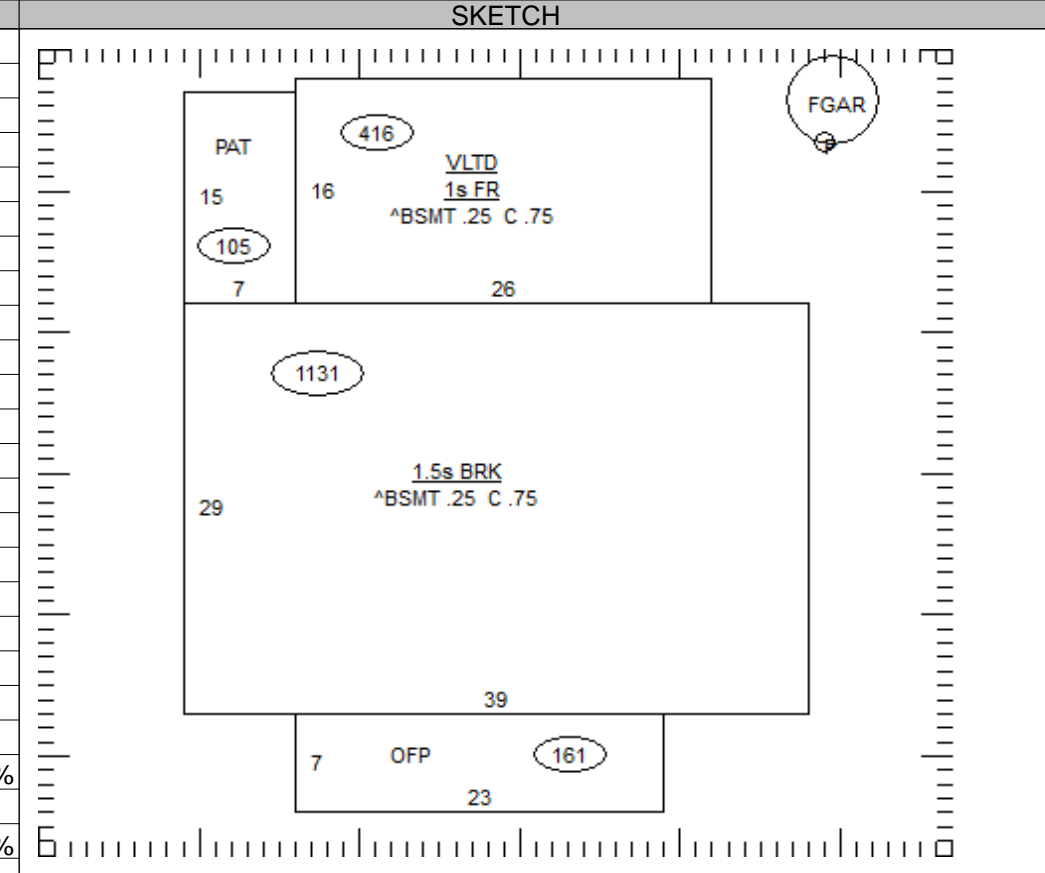
| VALUE YEAR | | | | | | | |
|-------------------|--------------|--|--|--|--|--|--|
| REASON FOR CHANGE | | | | | | | |
| APPRAISED VALUE | <u>LAND</u> | | | | | | |
| | <u>IMPR</u> | | | | | | |
| | <u>TOTAL</u> | | | | | | |
| ASSESSED VALUE | <u>LAND</u> | | | | | | |
| | <u>IMPR</u> | | | | | | |
| | <u>TOTAL</u> | | | | | | |

| 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 |
|----------------|-------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | | | | |
| BEDROOMS | | | | | |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input 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 <input type="checkbox"/> | | | | |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| | | |
|-------------------------|--------|---|
| 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 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

27-317600.0000

TOTAL 0

COMMENTS