27-318600.0000

CONING MATTHEW & KATELYN
CONING MATTHEW & KATELYN
515 N SUGAR ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-479-010

LEGAL INFORMATION
SCHUNCKS ADD

LOT#: 19

Property Class: 510
Neighborhood
27502703-01 -
Map: 01G
Block:
Card: 30
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CONING MATTHEW &	515 N SUGAR ST	CELINA	OH	45822	09/07/2022	189,900	WDC : 629	☐	■
2	KAUP SONDRA L	515 SUGAR ST	CELINA	OH	45822	01/20/2006	0	QCE : X : 0	☐	☐
3	KAUP ROBERT S & SONDRA L	515 N SUGAR ST	CELINA	OH	45822	08/25/1986	62,000	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 05/16/2005 TIME: 12:00:00 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
515 N SUGAR ST, CELINA

COMMENT
TY2022:Net Gen=$1,828.98, Other Assessment=$0.00
DE15 ADD DECK AND FIN BSMNT PER DATA MAILER
DE22 ADD CPY OVER WDDK; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST350 DP94 ADJ329		21,700 0
			TOTAL	21,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	21,700	12,700	12,700	11,800				
	IMPR	154,700	103,000	101,600	89,800				
	TOTAL	176,400	115,700	114,300	101,600				
ASSESSED VALUE	LAND	7,600	4,450	4,450	4,130				
	IMPR	54,150	36,050	35,560	31,430				
	TOTAL	61,750	40,500	40,010	35,560				

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	■	☐	☐	☐	☐

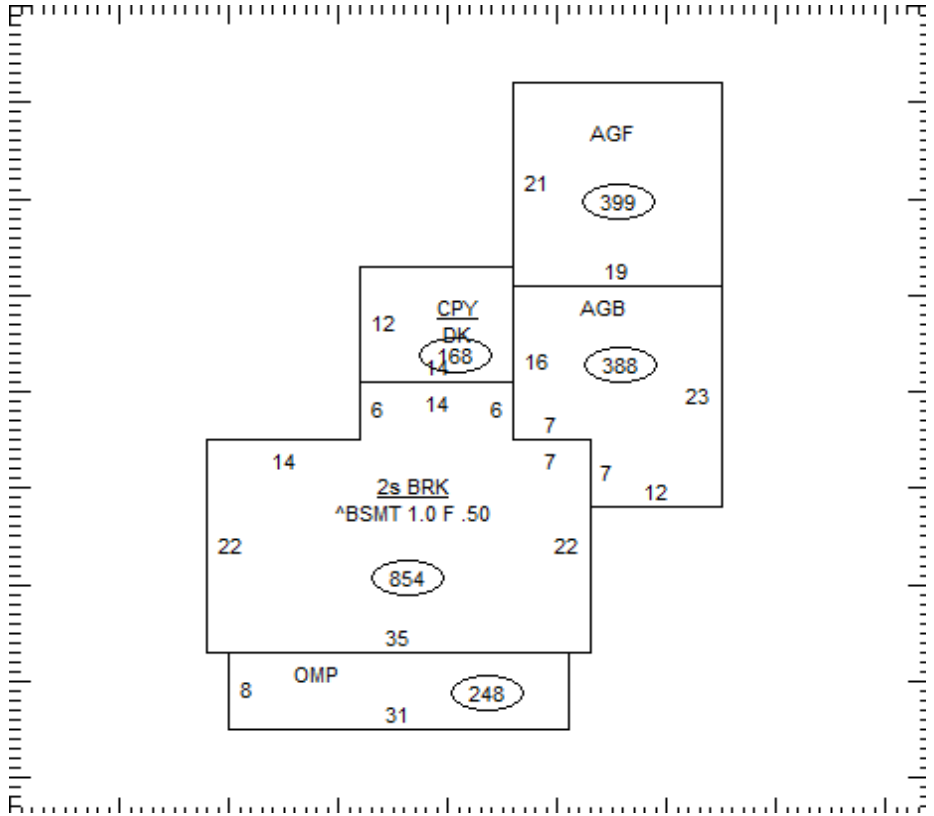
ACCOMMODATIONS					
# OF ROOMS	2	3	4		
BEDROOMS			4		
FIREPLACES		1			

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	854	BRK	152,050
2ND	854	BRK	72,990
BSMT	854		12,210
SUBTOTAL			237,250
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	427 S.F.		6,110
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,135 S.F.		3,520
PLUMBING #	2		2,420
GARAGES & CARPORTS			20,700
EXTRA FEATURES			7,500
SUBTOTAL			281,900
GRADE FACTOR			105 %
UNADJUSTED VALUE			296,000
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,708	C+		1913		A	296,000	45	162,800		154,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 154,700

COMMENTS

Dwelling has an Economic Factor of 95%