27-326900.0000

ASHLEY GAMBLE LLC
ASHLEY GAMBLE LLC
629 GALLOP LN
MARYSVILLE, OH 43040

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-478-017

LEGAL INFORMATION
T G TOUVELLE ADD

LOT#: 3

Property Class: 510
Neighborhood
27502703-01 -
Map: 01 I
Block:
Card: 17
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ASHLEY GAMBLE LLC	629 GALLOP LN	MARYSVILLE	OH	43040	06/17/2019	34,000	WDC : 416	☐	■
2	GRAPNER RANDALL E &	5449 CLUB ISLAND RD	CELINA	OH	45822	03/03/1987	23,500	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 05/17/2005 TIME: 11:28:59 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
608 N WALNUT ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-326900.000A (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=$1,239.64, Other Assessment=$0.00
DE15 ADD 2ND BATH PER DATA MAILER
DE22 RMV AC; DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D165	ST350 DP105 ADJ368		18,400 0
			TOTAL	18,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2021	2020	2017			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	18,400	10,800	10,800	10,800	10,000			
	IMPR	97,500	65,900	66,900	65,900	55,800			
	TOTAL	115,900	76,700	77,700	76,700	65,800			
ASSESSED VALUE	LAND	6,440	3,780	3,780	3,780	3,500			
	IMPR	34,130	23,070	23,420	23,070	19,530			
	TOTAL	40,570	26,850	27,200	26,850	23,030			

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		4	2		
BEDROOMS		1	2		
FIREPLACES					

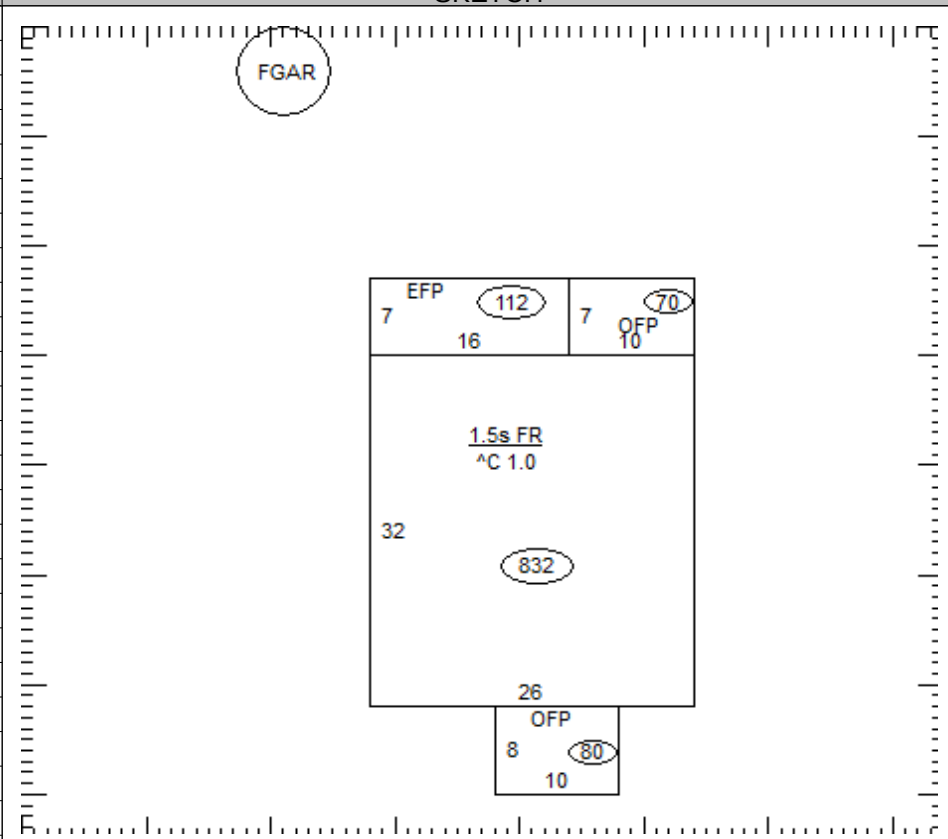
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	832	FR	140,470
.5	416	FR	43,550

SUBTOTAL		184,020
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		5,700
SUBTOTAL		193,350
GRADE FACTOR		95 %
UNADJUSTED VALUE		183,680
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,248	C-		1890		A	183,680	45	101,020		96,000
1 Gar - Frame		16x18	288	C	23.70	1980		F	6,830	78	1,500		1,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		97,500

27-326900.0000

COMMENTS

HSE RENOVATION ABMT RMVD 98 DUPL
Dwelling has an Economic Factor of 95%