27-350200.0000

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-403-005

Property Class: 520
Neighborhood
27502703-01 -
Map: 01 E
Block:
Card: 74
Bk: Pg:

TELL HOMES LLC
TELL HOMES LLC
4328 ERASTUS DURBIN RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
CITIZENS ADD BLOCK 2
ALSO 1/2 VACATED ST TO NORTH
LOT#: 5
Acres:0.0520 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TELL HOMES LLC	4328 ERASTUS DURBIN RD	FORT RECOVERY	OH	45846	09/27/2019	750,000	8:WDC : 655	☐	■
2	GROVE APTS INC	7819 WEITZ RD	CELINA	OH	45822		0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/30/2005 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
GROVE ST, CELINA

COMMENT
TY2022:Net Gen=$1,334.74, Other Assessment=$0.00
DE09 CORR PLMG PER DATA MAILER
DE16 DESKTOP RVW CHG: ADD SHEDS
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D180	ST350 DP109 ADJ382		19,100 0
			TOTAL	19,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	19,100	8,800	10,400					
	IMPR	115,800	73,800	71,000					
	TOTAL	134,900	82,600	81,400					
ASSESSED VALUE	LAND	6,690	3,080	3,640					
	IMPR	40,530	25,830	24,850					
	TOTAL	47,220	28,910	28,490					

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		7			
BEDROOMS		2			
FIREPLACES					

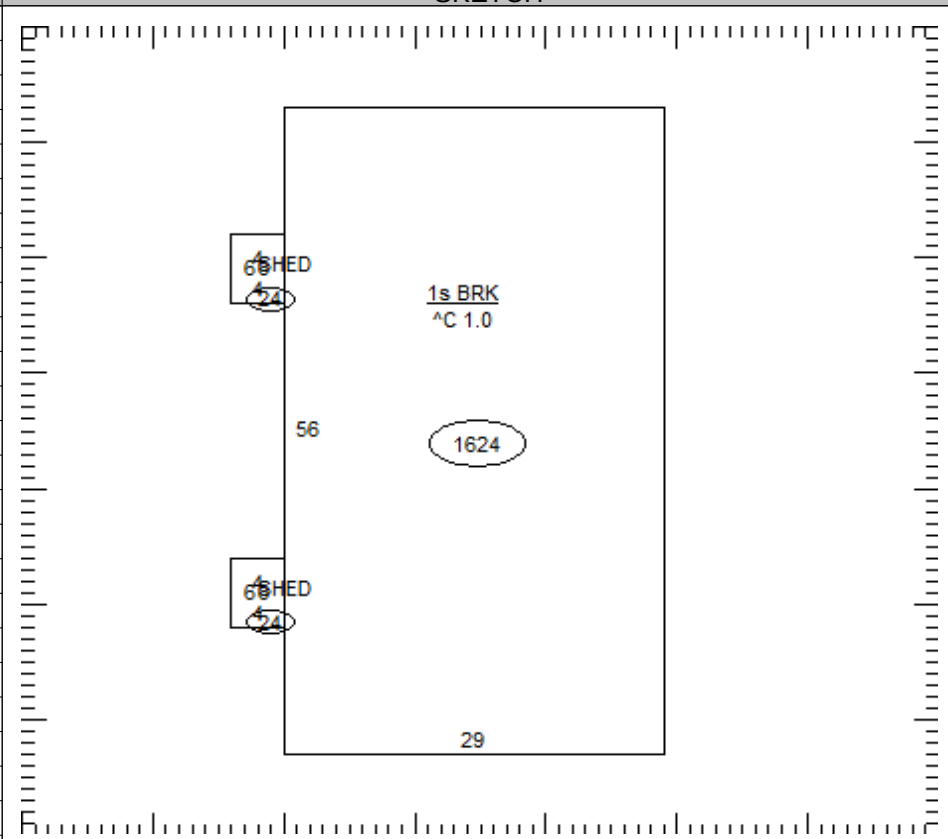
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1624	BRK	225,020

SUBTOTAL		225,020
MULTI-FAMILY #	1	2,500
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		1,000
SUBTOTAL		232,150
GRADE FACTOR		100 %
UNADJUSTED VALUE		174,110
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,624	C		1978		A	174,110	30	121,880		115,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		115,800

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COMMENTS

Dwelling has an Economic Factor of 95%