27-350400.0000

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-403-007

Property Class: 520
Neighborhood
27502703-01 -
Map: 01 E
Block:
Card: 72
Bk: Pg:

TELL HOMES LLC
TELL HOMES LLC
4328 ERASTUS DURBIN RD
FORT RECOVERY, OH 45846
Created in 2003 From 27-350400.0000 due to New

LEGAL INFORMATION
CITIZENS ADD BLOCK 2
ALSO 1/2 VACATED ST AT NW COR
LOT#: 7

	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
628 GROVE ST

COMMENT
TY2022:Net Gen=$1,796.88, Other Assessment=$0.00
630 GROVE ST
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	154,200	102,400	98,200					
	TOTAL	173,300	111,200	108,600					
ASSESSED VALUE	LAND	6,690	3,080	3,640					
	IMPR	53,970	35,840	34,370					
	TOTAL	60,660	38,920	38,010					

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		8			
BEDROOMS		4			
FIREPLACES					

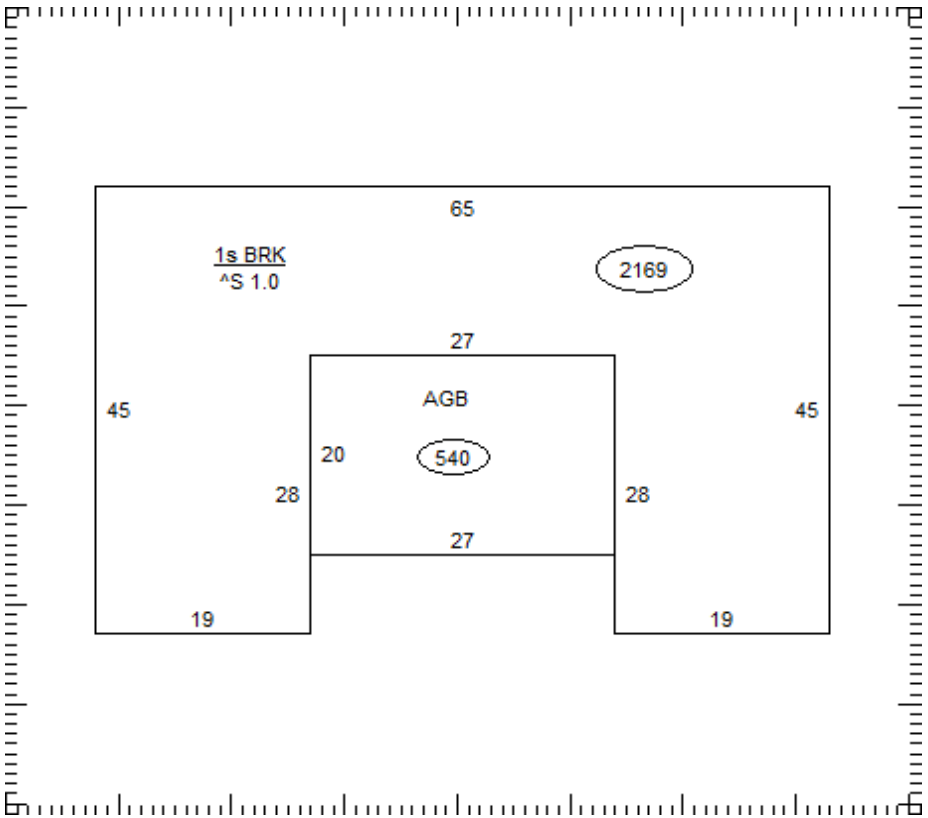
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2169	BRK	263,600

SUBTOTAL		263,600
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		15,100
EXTRA FEATURES		0
SUBTOTAL		284,830
GRADE FACTOR		100 %
UNADJUSTED VALUE		213,620
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,169	C		1994		A	213,620	24	162,350		154,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		154,200

27-350400.0000

COMMENTS

Dwelling has an Economic Factor of 95%