27-354500.0000

**HEIBY TIMOTHY J & RACHEL M**
HEIBY TIMOTHY J & RACHEL M
633 CRON ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-405-010

**LEGAL INFORMATION**
CITIZENS ADD BLOCK 4

LOT#: 10

Property Class: 510
Neighborhood
27502703-01 -
Map: 01 E
Block:
Card: 26
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | HEIBY TIMOTHY J & RACHEL M | 633 CRON ST | CELINA | OH | 45822 | 10/16/2020 | 142,000 | 2:WDC : 779 | ☐ | ■ |
| 2 | SCHULTE KYLE L | 1122 PRINCETON AVE | CELINA | OH | 45822 | 11/06/2006 | 80,000 | WDC : A-M : 884 | ☐ | ☐ |
| 3 | BEOUGHER ROBERT H | 633 CRON ST | CELINA | OH | 45822 | | 0 | : 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DA DATE: 07/07/2005 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
633 CRON ST, CELINA

COMMENT
TY2022:Net Gen=$1,264.10, Other Assessment=$0.00
DE22 ADD HALF BATH; DATA MAILER

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F50 D150 | ST350 DP100 ADJ350 | | 17,500 0 |
| | | | TOTAL | 17,500 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2022 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | | RAPP | MISC | RAPP | RAPP | | | | |
| APPRAISED VALUE | LAND | 17,500 | 10,300 | 10,300 | 9,500 | | | | |
| | IMPR | 107,800 | 67,900 | 66,600 | 57,700 | | | | |
| | TOTAL | 125,300 | 78,200 | 76,900 | 67,200 | | | | |
| ASSESSED VALUE | LAND | 6,130 | 3,610 | 3,610 | 3,330 | | | | |
| | IMPR | 37,730 | 23,770 | 23,310 | 20,200 | | | | |
| | TOTAL | 43,860 | 27,380 | 26,920 | 23,530 | | | | |

| 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 | | 5 | 2 | | |
| BEDROOMS | | 1 | 2 | | |
| FIREPLACES | | | | | |

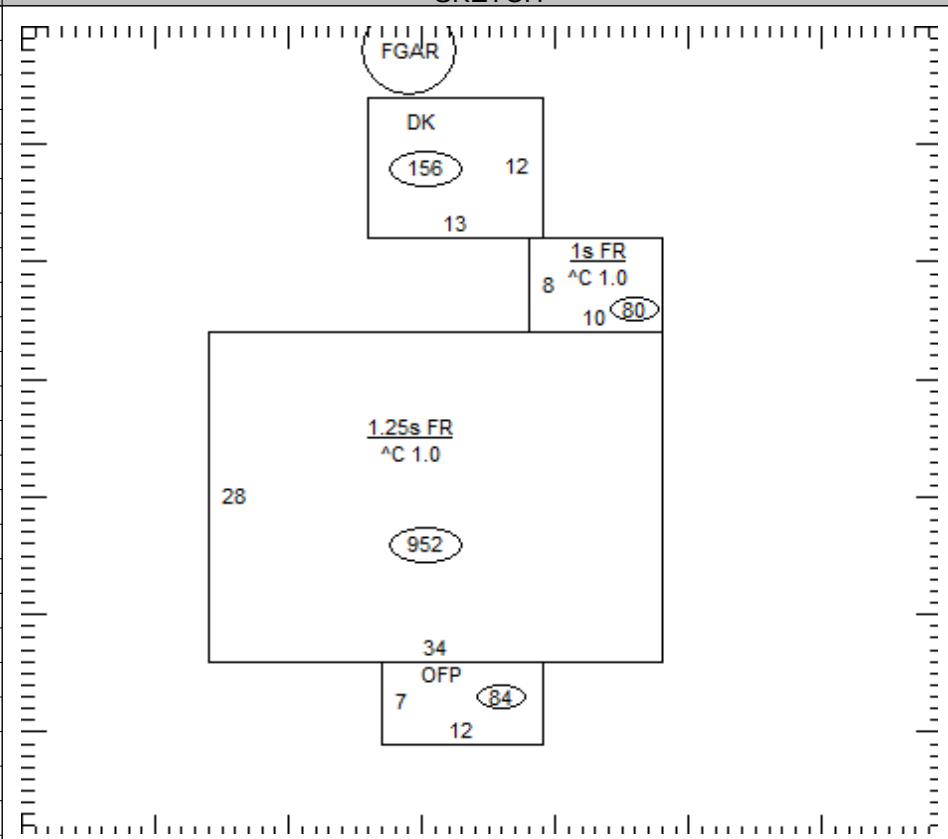
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ■ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

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

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 1032 | FR | 163,720 |
| .25 | 238 | FR | 34,430 |

| | | | |
|---|---|---|---|
| SUBTOTAL | | | 198,150 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 | S.F. | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 238 | S.F. | -900 |
| AIR COND | 1,032 | S.F. | 1,700 |
| PLUMBING # | 2 | | 2,420 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 3,000 |
| SUBTOTAL | | | 204,370 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 204,370 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1.25 | SK | 1,270 | C | | 1950 | | A | 204,370 | 45 | 112,400 | | 106,800 |
| 1 Gar - Frame | | 20x40 | 800 | C | 23.70 | 1950 | | A | 18,960 | 95 | 950 | | 1,000 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 107,800 |

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COMMENTS

NEW WINDOWS & SIDING 1991
Dwelling has an Economic Factor of 95%