

27-367500.0000

**STEPHENS JOAN**

STEPHENS JOAN  
7351 STAEGER RD  
CELINA, OH 45822

**LEGAL INFORMATION**  
CITIZENS ADD BLOCK 10

LOT#: 14

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEPHENS JOAN	7351 STAEGER RD	CELINA	OH	45822	03/03/2023	63,000	SHC : 110	<input type="checkbox"/>	<input type="checkbox"/>
2	DOWELL ROBERT A	621 W WAYNE ST	CELINA	OH	45822	03/31/2016	56,000	WDC : 188	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LAUX JOSHUA D	621 W WAYNE ST	CELINA	OH	45822	09/17/1998	25,000	: S : 0	<input type="checkbox"/>	<input type="checkbox"/>

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	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	621 W WAYNE ST, CELINA <b>COMMENT</b> TY2022:Net Gen=\$939.08, Other Assessment=\$0.00

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D150	ST350	DP100	ADJ350			17,500	0
<b>TOTAL</b>							17,500	0

**VALUATION SUMMARY**

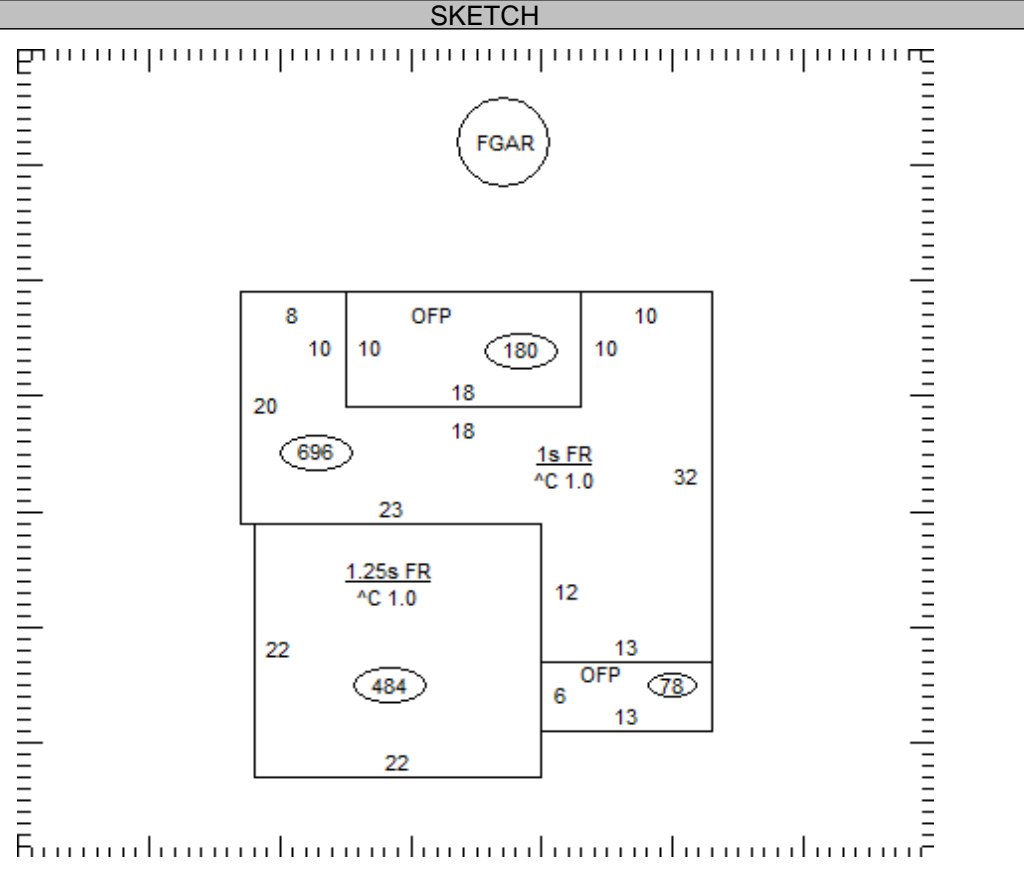
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 17,500	10,300	9,500
	IMPR 79,400	47,800	41,500
	TOTAL 96,900	58,100	51,000
ASSESSED VALUE	LAND 6,130	3,610	3,330
	IMPR 27,790	16,730	14,530
	TOTAL 33,920	20,340	17,860

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1180	FR	177,790
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	121	FR	16,630
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS	# OF ROOMS	6			
BEDROOMS	2				
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		194,420
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,301 S.F.	2,150
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		4,200
<b>SUBTOTAL</b>		200,770
GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		200,770
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,301	C		1888		A	200,770	45	110,420	DFLT25	78,700
1 Gar - Frame		24x32	768	D	18.96	1960		P	14,560	95	730		700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-367500.0000 TOTAL 79,400

**COMMENTS**

REVIEW FLAG--UNSURE OF WHETHER THIS DWELLING REALLY HAS HEAT  
 Dwelling has an Economic Factor of 95%