



27-368800.0000

LAFFIN ZACHARY S
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 530 LISLE ST
 CELINA, OH 45822

LEGAL INFORMATION
 CITIZENS ADD BLOCK 11

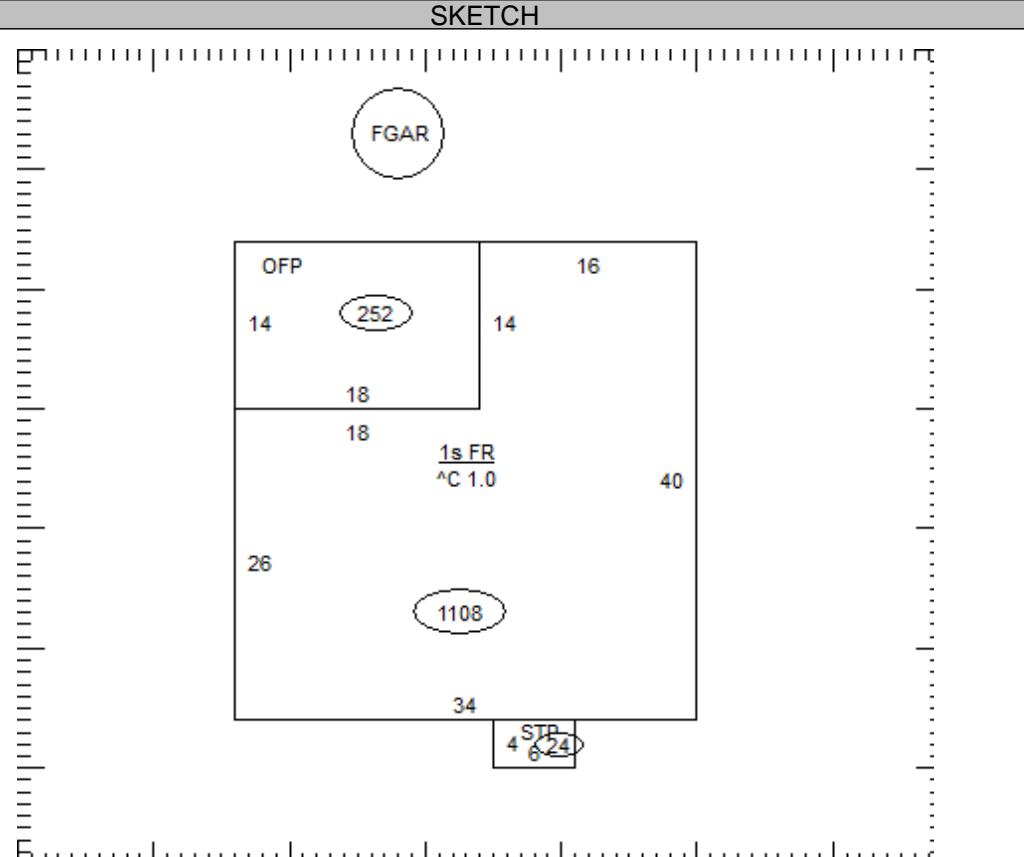
LOT#: 4

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------|--------------|--------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 | LAFFIN ZACHARY S | 530 LISLE ST | CELINA | OH | 45822 | 07/22/2019 | 83,500 | WDC : 497 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | GARDNER GREGORY G | 53 LISLE ST | CELINA | OH | 45822 | 05/25/1994 | 59,900 | : A : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

| X: | <input type="checkbox"/> TTO | LISTER: DF | DATE: 05/16/2005 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input checked="" type="checkbox"/> LETTER REC'D | GIS CODE |
|---|---|--|------------------------------------|--------------------------------------|---|--|--------------------------|
| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | | | PROPERTY LOCATION |
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 530 LISLE ST, CELINA | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT | |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$1,142.68, Other | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.00 | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU | DE20 RMV OWN OCC; DID NOT RETURN APP | |
| 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 | 2020 | 2017 | | | | | |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | | |
| APPRAISED VALUE | <u>LAND</u> | 17,500 | 10,300 | 9,500 | | | | |
| | <u>IMPR</u> | 91,700 | 60,400 | 51,200 | | | | |
| | <u>TOTAL</u> | 109,200 | 70,700 | 60,700 | | | | |
| ASSESSED VALUE | <u>LAND</u> | 6,130 | 3,610 | 3,330 | | | | |
| | <u>IMPR</u> | 32,100 | 21,140 | 17,920 | | | | |
| | <u>TOTAL</u> | 38,230 | 24,750 | 21,250 | | | | |

| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE | | | | | | |
|--|-----------------------------|-------------------------------------|--|-------------------------------------|--------------------------|--------------------------|---------|-----|-----------|------|----------|------|----------|
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 1108 | FR | 169,880 | | | | | | |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | | | | | | | | | | |
| BUILDING TYPE | | | <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"/> | <input type="checkbox"/> | | | | | | | |
| WOOD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> | <input type="checkbox"/> | | | | | | | |
| CARPET | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| PANELING | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| ACCOMMODATIONS | | | | | | | | | | | | | |
| # OF ROOMS | | 6 | | | | | | | | | | | |
| BEDROOMS | | 3 | | | | | | | | | | | |
| FIREPLACES | | 1 | | | | | | | | | | | |
| HEAT & AC | | B | 1 | 2 | 3 | U | | | | | | | |
| NO HEAT | <input type="checkbox"/> | <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 type="checkbox"/> | <input 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"/> | <input type="checkbox"/> | | | | | | | |
| ELECTRIC | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| FLR/WALL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| GEO THERMAL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | | | | | | | |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| PLUMBING | | BASE | | <input checked="" type="checkbox"/> | | | | | | | | | |
| X FULL BATH | | | | | | | | | | | | | |
| X HALF BATH | | | | | | | | | | | | | |
| X FIXTURES | | | | | | | | | | | | | |
| SUBTOTAL | | | | | | | 169,880 | | | | | | |
| MULTI-FAMILY # | | | | 0 | | | 0 | | | | | | |
| BUILDING TYPE | | | | 100% | | | 0 | | | | | | |
| BSMT FINISH | | | | 0 S.F. | | | 0 | | | | | | |
| FIREPLACE # | | | | 1 | | | 4,400 | | | | | | |
| HEATING | | | | 0 S.F. | | | 0 | | | | | | |
| AIR COND | | | | 0 S.F. | | | 0 | | | | | | |
| PLUMBING # | | | | 0 | | | 0 | | | | | | |
| GARAGES & CARPORTS | | | | | | | 0 | | | | | | |
| EXTRA FEATURES | | | | | | | 4,200 | | | | | | |
| SUBTOTAL | | | | | | | 178,480 | | | | | | |
| GRADE FACTOR | | | | | | | 95 % | | | | | | |
| UNADJUSTED VALUE | | | | | | | 169,560 | | | | | | |
| FACTOR | | | | | | | 100 % | | | | | | |
| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
| DWELLING | 1 | SK | 1,108 | C- | | 1952 | | A | 169,560 | 45 | 93,260 | | 88,600 |
| 1 Gar - Frame | | 24x36 | 864 | C | 23.70 | 1963 | | A | 20,480 | 85 | 3,070 | | 3,100 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
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| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



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TOTAL 91,700

COMMENTS

Dwelling has an Economic Factor of 95%