



27-376500.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

05-36-327-005

Page 1 of 2
Property Class: 510
Neighborhood
27502701-03 -
Map: 01 D
Block:
Card: 06
Bk: Pg:

GAYNOR FRANCIS & TIFFANY
GAYNOR FRANCIS & TIFFANY
216 LINCOLN DR
CELINA, OH 45822

LEGAL INFORMATION
FAIRLAWN HEIGHTS SUBD

LOT#: 52

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GAYNOR FRANCIS & TIFFANY	216 LINCOLN DR	CELINA	OH	45822	09/17/2021	149,900	WDC : 790	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CLUNE JESSICA M	216 LINCOLN DR	CELINA	OH	45822	05/17/2019	122,100	WDC : 324	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	RADER TRENTON C MARTIN-	216 LINCOLN DR	CELINA	OH	45822	10/03/2017	104,000	WDC : 675	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: JK DATE: 03/21/2017 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 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 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	216 LINCOLN DR, CELINA		
COMMENT								
TY2022:Net Gen=\$1,880.92, Other Assessment=\$0.00 DE17 ADD SHED (PP) DE19 REMOVE OWN OCC. Owner didn't ret app								

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	VALUE	C
F:Front	F80 D110	ST290	DP85	ADJ247	19,800	0
TOTAL					19,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND 19,800	19,000	17,000			
	IMPR 147,500	97,400	85,400			
	TOTAL 167,300	116,400	102,400			
ASSESSED VALUE	LAND 6,930	6,650	5,950			
	IMPR 51,630	34,090	29,890			
	TOTAL 58,560	40,740	35,840			

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO		
BUILDING TYPE		<input 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 checked="" type="checkbox"/> BRICK		
<input type="checkbox"/>	<input type="checkbox"/> STONE		

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE		
<input type="checkbox"/> SLT/TLE	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

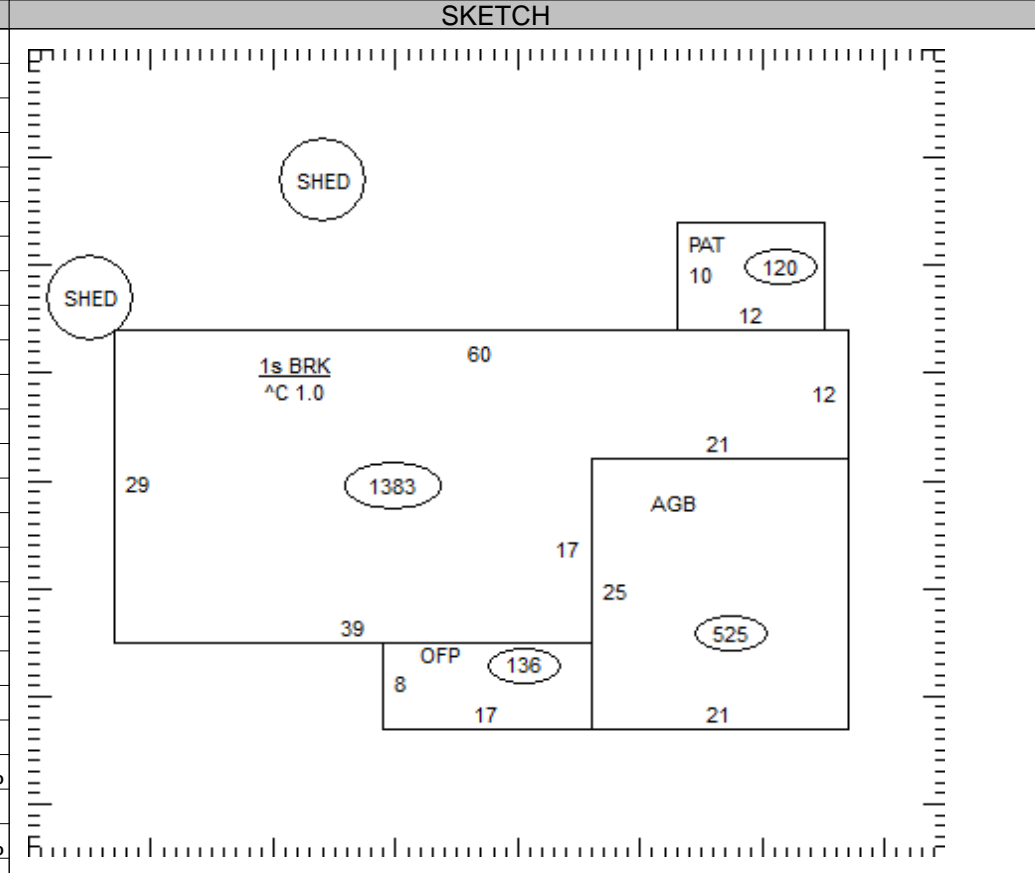
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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		B	1	2	3	U
# OF ROOMS		5				
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"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE	
X FULL BATH		1	
X HALF BATH			
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	1383	BRK	207,930
SUBTOTAL			207,930
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 #	3		3,630
GARAGES & CARPORTS			14,700
EXTRA FEATURES			2,700
SUBTOTAL			233,360
GRADE FACTOR			105 %
UNADJUSTED VALUE			245,030
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,383	C+		1979		A	245,030	30	171,520		147,500
1 Shed	PP	8x10	80	C		1990		F		58			0
2 Shed		10x12	120	C		2016		F		10			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 147,500

COMMENTS
 Dwelling has an Economic Factor of 86%

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216 LINCOLN DR
CELINA, OH 45822

LEGAL INFORMATION
FAIRLAWN HEIGHTS SUBD

LOT#: 52

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POEPELMAN JACOB	216 LINCOLN DR	CELINA	OH	45822	02/21/2017	89,900	WDC : 111	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DENNIS KENNETH R & TAMMY	216 LINCOLN DR	CELINA	OH	45822	05/25/2005	98,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MAY FREDRIC A	216 LINCOLN DR	CELINA	OH	45822	07/25/1990	69,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 216 LINCOLN DR, CELINA
 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

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							19,800	0

COMMENT

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised VALUE	ASSESSED VALUE	LAND IMPR TOTAL	LAND IMPR TOTAL

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																			
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																									
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																									
BUILDING TYPE			<input 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 type="checkbox"/> GABLE																										
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																										
<input 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	SUBTOTAL												0									
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0											0									
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	0																			
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0																			
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0																			
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0																			
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0																			
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0																			
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0																			
ACCOMMODATIONS								EXTRA FEATURES		0																		
# OF ROOMS							SUBTOTAL		0																			
BEDROOMS							GRADE FACTOR		%																			
FIREPLACES							UNADJUSTED VALUE		0																			
HEAT & AC		B	1	2	3	U	FACTOR		%																			
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL							
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK																		
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																					
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																					
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																					
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																					
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																					
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																					
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																					
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																					
PLUMBING		BASE		<input type="checkbox"/>			9																					
X FULL BATH							10																					
X HALF BATH							11																					
X FIXTURES																												
																		TOTAL		0								
COMMENTS																												

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TOTAL 0

COMMENTS