

27-403200.0000

**FELDMIEER TIMOTHY P & FRIDAY AMANDA**

FELDMIEER TIMOTHY P & FRIDAY AMANDA

421 MAGNOLIA ST

CELINA, OH 45822

**LEGAL INFORMATION**

KESSLER ADD

LOT#: 164

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FELDMIEER TIMOTHY P &	421 MAGNOLIA ST	CELINA	OH	45822	11/03/2021	240,000	WDC : 930	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RAMMEL TREY K & NOELLE M	421 MAGNOLIA ST	CELINA	OH	45822	06/24/2020	205,000	WDC : 390	<input type="checkbox"/>	<input type="checkbox"/>
3	SCHWARTZWALDER ELISE M	421 MAGNOLIA ST	CELINA	OH	45822	06/24/2020	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: LG	DATE: 06/30/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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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	421 MAGNOLIA ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<b>COMMENT</b> TY2022:Net Gen=\$3,385.56, Other Assessment=\$0.00 DE16 DESKTOP RVW CHG: COR STRY HGT DE21 RMV HOMESTEAD CREDIT DE21 RMV OWN OCC; DIDN'T RET APP
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<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"/> 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	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F159 D120	ST375	DP89	ADJ334		53,100	0	
TOTAL						53,100	0	

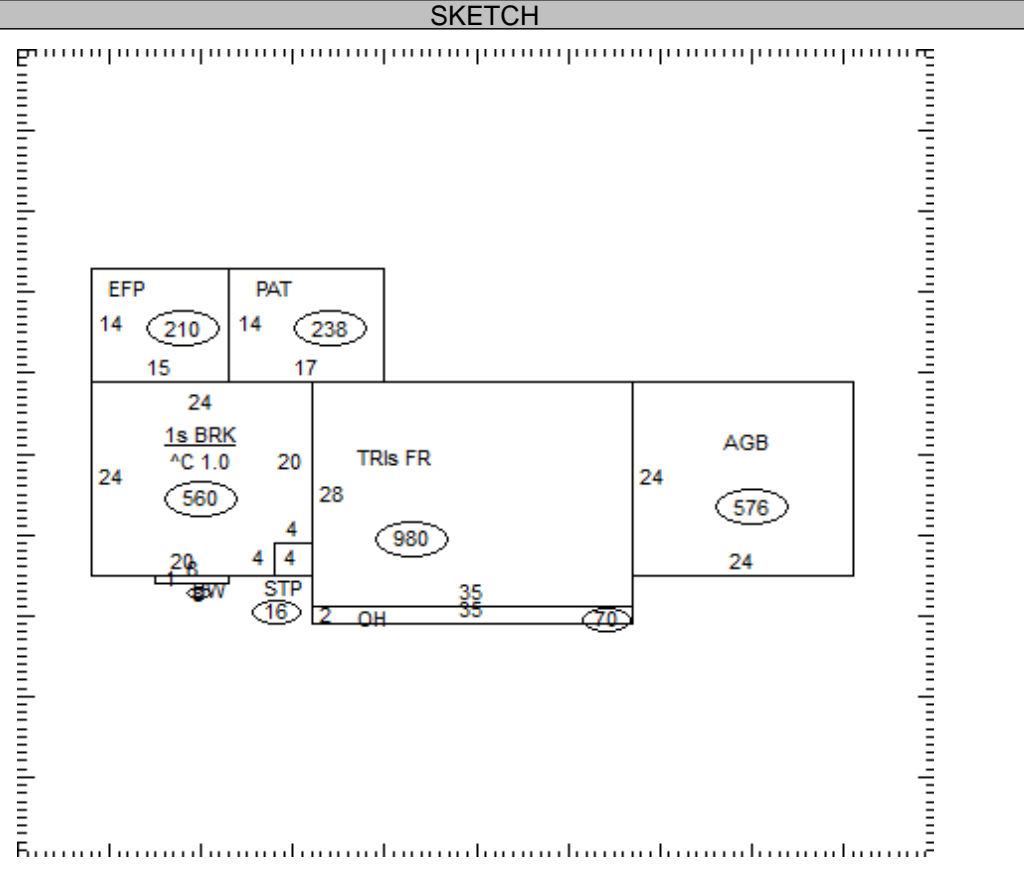
VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRAISED	53,100	43,700	31,200	31,200			
VALUE	IMPR	206,200	165,800	139,400	139,800		
	TOTAL	259,300	209,500	170,600	171,000		
ASSESSED	LAND	18,590	15,300	10,920	10,920		
VALUE	IMPR	72,170	58,030	48,790	48,930		
	TOTAL	90,760	73,330	59,710	59,850		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	560	BRK	80,070
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	980	FR	130,960
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL	TRI	980	FR	49,750
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input checked="" 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 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

<b>SUBTOTAL</b>		260,780
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	2,520 S.F.	4,160
PLUMBING #	3	3,630
GARAGES & CARPORTS		16,100
EXTRA FEATURES		7,400
<b>SUBTOTAL</b>		296,470
GRADE FACTOR		115 %
<b>UNADJUSTED VALUE</b>		340,940
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,520	B-		1961		A	340,940	37	214,790		206,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-403200.0000	<b>TOTAL</b>	206,200
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**COMMENTS**

Dwelling has an Economic Factor of 96%

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-329-011

Property Class: 510

Neighborhood

27502716-02 -

Map: 02

Block: 07

Card: 82

Bk: Pg:

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CELINA, OH 45822

**LEGAL INFORMATION**

KESSLER ADD

LOT#: 164

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	AYERS CHARLES H TRUSTEE	421 MAGNOLIA ST	CELINA	OH	45822	09/11/2014	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	AYERS PAULINE ANN TRUST	421 MAGNOLIA ST	CELINA	OH	45822	04/08/1993	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: LG DATE: 06/30/2005 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	421 MAGNOLIA ST, CELINA <b>COMMENT</b>

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						53,100	0

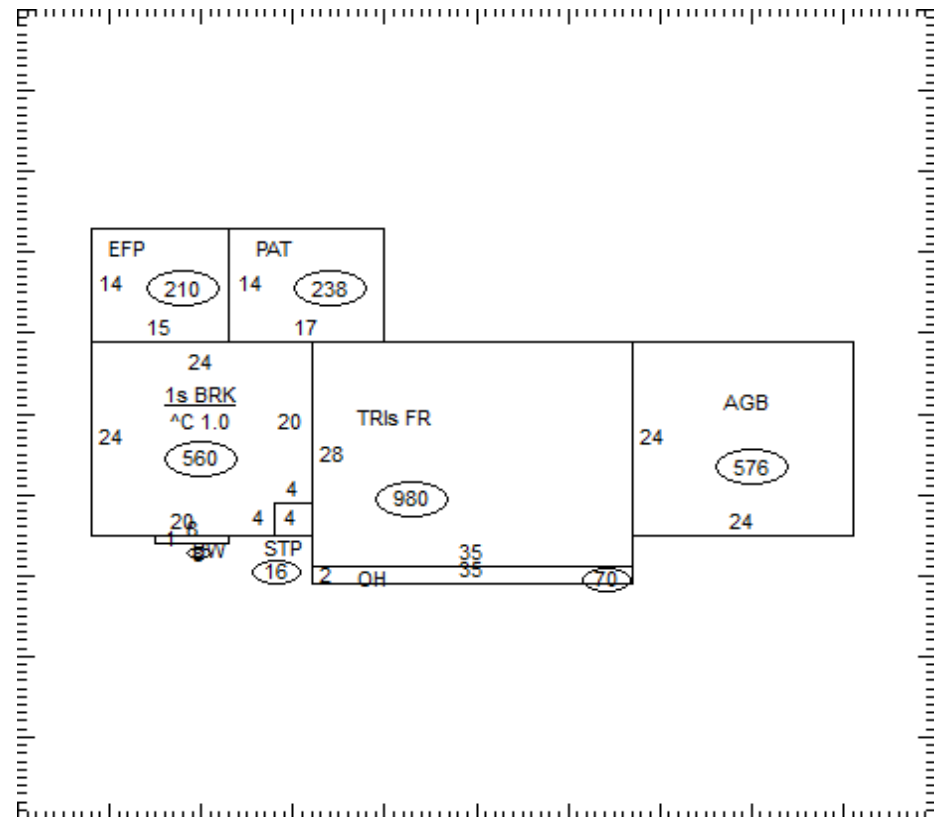
**VALUATION SUMMARY**

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

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>			<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		

<b>SUBTOTAL</b>			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
<b>GARAGES &amp; CARPORTS</b>			0
<b>EXTRA FEATURES</b>			0
<b>SUBTOTAL</b>			0
<b>GRADE FACTOR</b>			%
<b>UNADJUSTED VALUE</b>			0
<b>FACTOR</b>			%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS