

27-420200.0000

**KOELLER PATRICIA A**  
KOELLER PATRICIA A  
912 CLOVER LN  
CELINA, OH 45822

**LEGAL INFORMATION**  
KESSLER 3RD ADD  
LOT 303 N PT  
LOT#: 303

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOELLER PATRICIA A	912 CLOVER LN	CELINA	OH	45822	10/07/2019	139,900	WDC : 685	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MINNICH SHANE & FOX KARI	912 CLOVER LN	CELINA	OH	45822	02/23/2010	105,000	WDC : A : 95	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	DELZEITH RYAN J & TIARAH M	912 CLOVER LN	CELINA	OH	45822	07/06/2006	113,900	WDC : A : 539	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 07/11/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	912 CLOVER LN, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,973.26, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<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	DE15 PER DATA MAILER ADD GAS FP, WDDK
					DE16 DESKTOP REVIEW//CORR DECK SIZE

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F42 D110	ST395	DP85	ADJ336		14,100 0
F:Front	F34 D110	ST395	DP85	ADJ336		11,400 0
					TOTAL	25,500 0

VALUATION SUMMARY									
VALUE YEAR	2023	2020	2017	2005	2005	2005	2005	2005	2005
REASON FOR CHANGE	RAPP	RAPP	RAPP	RAPP	RAPP	RAPP	RAPP	RAPP	REVAL
APPRAISED	25,500	16,500	14,300	14,500	14,500	14,500	14,500	14,500	14,500
VALUE	128,300	105,600	93,000	74,300	74,300	74,300	74,300	74,300	74,300
	<u>TOTAL</u>	153,800	122,100	107,300	88,800	88,800	88,800	88,800	88,800
ASSESSED	8,930	5,780	5,010	5,080	5,080	5,080	5,080	5,080	5,080
VALUE	44,910	36,960	32,550	26,010	26,010	26,010	26,010	26,010	26,010
	<u>TOTAL</u>	53,840	42,740	37,560	31,090	31,090	31,090	31,090	31,090

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

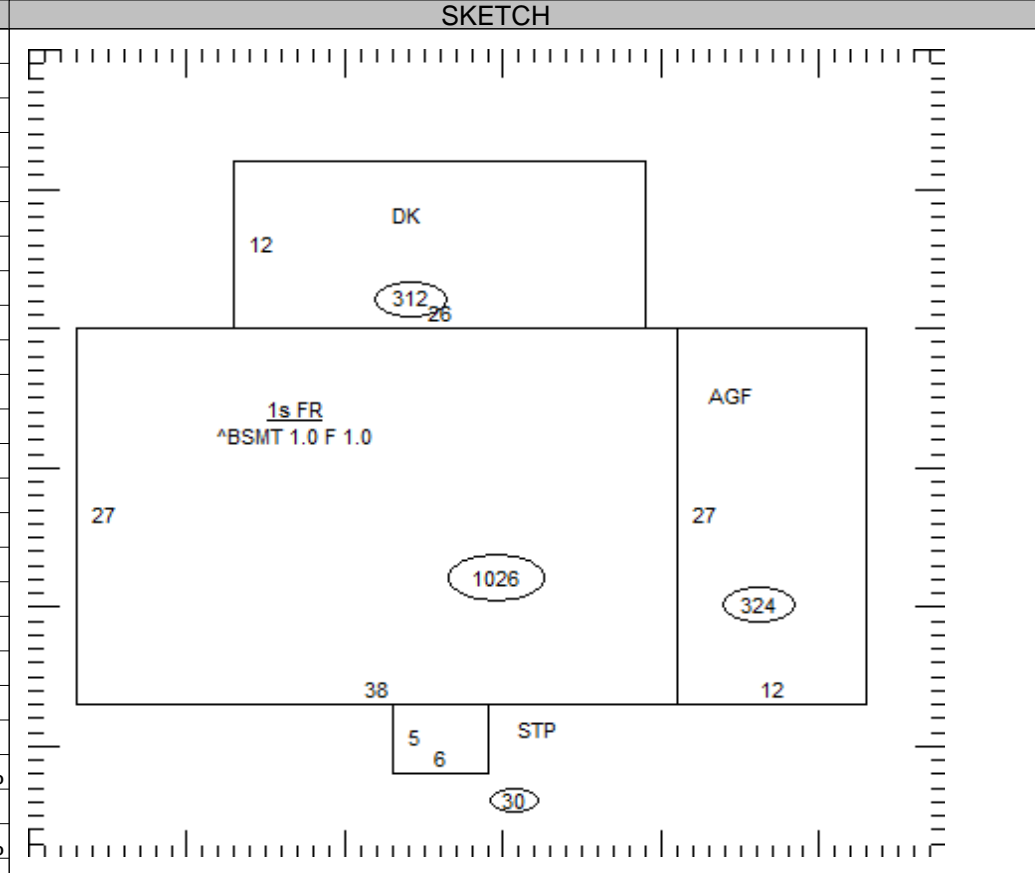
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 2 5  
 BEDROOMS 3  
 FIREPLACES 1  
 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	1026	FR	162,760
BSMT	1026		14,670
<b>SUBTOTAL</b>			177,430
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,026 S.F.		14,670
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,052 S.F.		3,380
PLUMBING #	2		2,420
GARAGES & CARPORTS			8,000
EXTRA FEATURES			3,500
<b>SUBTOTAL</b>			213,800
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			213,800
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,026	C		1969		A	213,800	40	128,280		128,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-420200.0000 TOTAL 128,300

**COMMENTS**

Dwelling has an Economic Factor of 100%



27-420200.0000

**KOELLER PATRICIA A**  
 KOELLER PATRICIA A  
 912 CLOVER LN  
 CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD  
 06-31-403-005

**LEGAL INFORMATION**  
 KESSLER 3RD ADD  
 LOT 303 N PT  
 LOT#: 303

Page 2 of 2  
 Property Class: 510  
 Neighborhood  
 27502717-02 -  
 Map: 02  
 Block: 12  
 Card: 39  
 Bk: Pg:

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIEGRIST KEARY J & BETH A	912 CLOVER LN	CELINA	OH	45822	06/22/1996	80,000 : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0 0	<input type="checkbox"/>	<input type="checkbox"/>

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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	912 CLOVER LN, CELINA COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	
<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	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						25,500	0

**VALUATION SUMMARY**

VALUE YEAR	2004							
REASON FOR CHANGE	2004							
APPRAISED VALUE	<u>LAND</u>	12,910						
	<u>IMPR</u>	65,740						
	<u>TOTAL</u>	78,650						
ASSESSED VALUE	<u>LAND</u>	4,520						
	<u>IMPR</u>	23,010						
	<u>TOTAL</u>	27,530						

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> WOOD				
<input type="checkbox"/> STUCCO				
<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> METAL				
<input type="checkbox"/> BRICK				
<input type="checkbox"/> STONE				

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

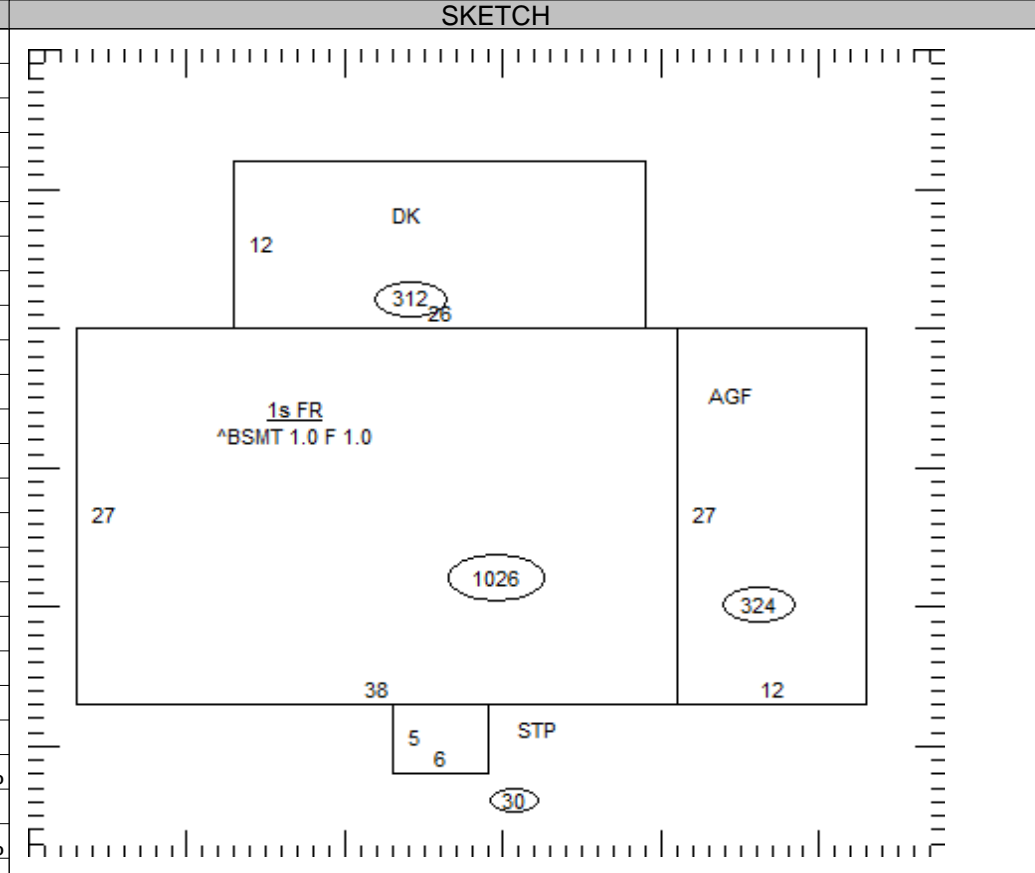
**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS  
 BEDROOMS  
 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  
 X FIXTURES

<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
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		0
FACTOR		%



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													

27-420200.0000 TOTAL 0

**COMMENTS**