

JEFFERSON TWP-CELINA CORP / CELINA SD

06-31-179-009

Property Class: 510

Neighborhood

27502706

Map: 02

Block: 01

Card: 56

Bk: Pg:

27-454500.0000

**POTTKOTTER TYLER G & ELIZABETH K**

POTTKOTTER TYLER G & ELIZABETH K

617 ROYAL LN

CELINA, OH 45822

**LEGAL INFORMATION**

LEFFLERS KINGSWOOD ADD

LOT#: 9

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POTTKOTTER TYLER G &	617 ROYAL LN	CELINA	OH	45822	01/23/2023	0	SUE : X : 0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	POTTKOTTER TYLER & MAAS	617 ROYAL LN	CELINA	OH	45822	11/10/2020	222,000	WDC : 842	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WATERMAN MARGARET B	617 ROYAL LN	CELINA	OH	45822	08/03/2000	150,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 04/20/2021 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	617 ROYAL LN, CELINA

**COMMENT**  
 Tax Incentive Exempt Parcel: 27-454500.000A  
 (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$3,008.14, Other  
 Assessment=\$0.00  
 fireplace is unusable: NV  
 DE - Chg sketch & chg condition of dwlg to average  
 per field check  
 DE21 ADD 1/2 BATH & FP  
 DE21 RMV HOMESTEAD CREDIT

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F125 D110	ST325	DP85	ADJ276			34,500	0
TOTAL							34,500	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2021	2020	2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP
APPRAISED VALUE	LAND 34,500	33,100	33,100	27,600
	IMPR 208,200	157,200	151,900	136,300
	TOTAL 242,700	190,300	185,000	163,900
ASSESSED VALUE	LAND 12,080	11,590	11,590	9,660
	IMPR 72,870	55,020	53,170	47,710
	TOTAL 84,950	66,610	64,760	57,370

