27-457000.0000

STACHLER JUSTIN M & KELLY M
STACHLER JUSTIN M & KELLY M
5141 ST RTE 29
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
06-31-177-009

LEGAL INFORMATION
LEFFLERS 2ND ADD

LOT#: 4

Property Class: 520
Neighborhood 27502706
Map: 02
Block: 01
Card: 06
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STACHLER JUSTIN M & KELLY	5141 ST RTE 29	CELINA	OH	45822	01/10/2020	122,500	WDC : 22	☐	■
2	WINNER ERIC J & JILL M	8008 NORTH STAR FT	YORKSHIRE	OH	45388	10/26/2007	125,000	WDC : A : 761	☐	☐
3	BOLLENBACHER NINA F	89 S ATLANTIC AVE	ORMAND BEACH	FL	32176	08/24/2000	0	: X : 0	☐	☐

X: ☐ TTO LISTER: LG DATE: 07/11/2005 TIME: 12:00:00 AM ☐ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ 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

PROPERTY LOCATION
1113 PRINCETON AVE, CELINA

COMMENT
TY2022:Net Gen=$2,000.50, Other Assessment=$0.00
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F95 D136	ST325 DP95 ADJ309		29,400 0
			TOTAL	29,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	29,400	20,000	23,500					
	IMPR	134,300	103,800	99,100					
	TOTAL	163,700	123,800	122,600					
ASSESSED VALUE	LAND	10,290	7,000	8,230					
	IMPR	47,010	36,330	34,690					
	TOTAL	57,300	43,330	42,920					

OCCUPANCY	EXTERIOR
☐SF ■DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		8			
BEDROOMS		4			
FIREPLACES					

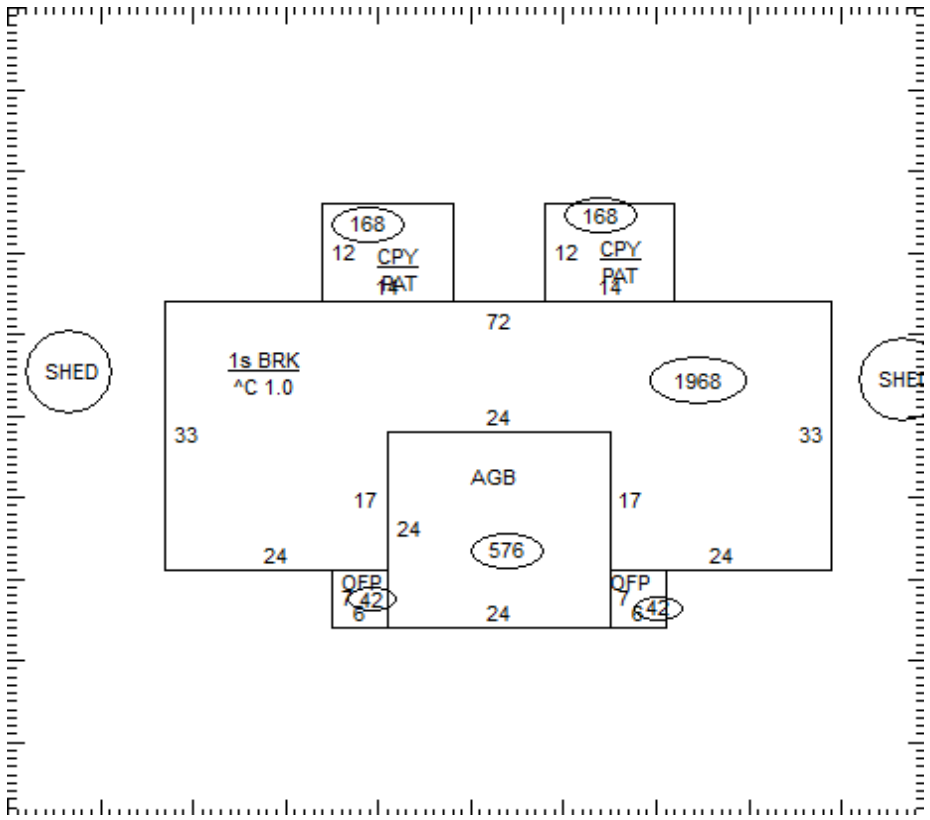
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1968	BRK	248,660

SUBTOTAL		248,660
MULTI-FAMILY #	1	2,500
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	3	3,630
GARAGES & CARPORTS		16,100
EXTRA FEATURES		5,200
SUBTOTAL		276,090
GRADE FACTOR		105 %
UNADJUSTED VALUE		217,420
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,968	C+		1976		A	217,420	35	141,320		134,300
1 Shed	PP	8x10	80	C		2000		A		37			0
2 Shed	PP	8x10	80	C		2000		A		37			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		134,300

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COMMENTS

Dwelling has an Economic Factor of 95%