27-463200.0000

**WERTZ KELSEY S**
WERTZ KELSEY S
712 FLECK AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-180-005

**LEGAL INFORMATION**
FLECK FIRST SUBD

LOT#: 26

Property Class: 510
Neighborhood
27502701-03 -
Map: 01 A
Block:
Card: 14
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | WERTZ KELSEY S | 712 FLECK AVE | CELINA | OH | 45822 | 06/10/2021 | 0 | QCE : X : 0 | ☐ | ☐ |
| 2 | WERTZ GENE P & KELSEY | 712 FLECK AVE | CELINA | OH | 45822 | 02/15/2019 | 137,500 | WDC : 97 | ☐ | ■ |
| 3 | LOPEZ ALEJANDRO MARTINEZ | 712 FLECK AVE | CELINA | OH | 45822 | 05/19/2015 | 110,000 | WDC : 304 | ☐ | ■ |

X: ☐ TTO LISTER: DATE: 04/04/2011 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
712 FLECK AVE, CELINA

COMMENT
TY2022:Net Gen=$1,737.36, Other Assessment=$0.00
DE11 CHG OFP TO OMP
DE16 DESKTOP REVEW//ADD PATIO BY SHED
DE23 COR PLMG PER LISTING// $189,900 9/1/23

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F95 D118 | ST290 DP88 ADJ255 | | 24,200 0 |
| | | | TOTAL | 24,200 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2023 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | | MISC | RAPP | RAPP | RAPP | | | | |
| APPRAISED VALUE | LAND | 24,200 | 24,200 | 23,400 | 20,900 | | | | |
| | IMPR | 131,700 | 131,000 | 86,500 | 77,700 | | | | |
| | TOTAL | 155,900 | 155,200 | 109,900 | 98,600 | | | | |
| ASSESSED VALUE | LAND | 8,470 | 8,470 | 8,190 | 7,320 | | | | |
| | IMPR | 46,100 | 45,850 | 30,280 | 27,200 | | | | |
| | TOTAL | 54,570 | 54,320 | 38,470 | 34,520 | | | | |

| 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 | | 6 | | | |
| BEDROOMS | | 3 | | | |
| FIREPLACES | | | | | |

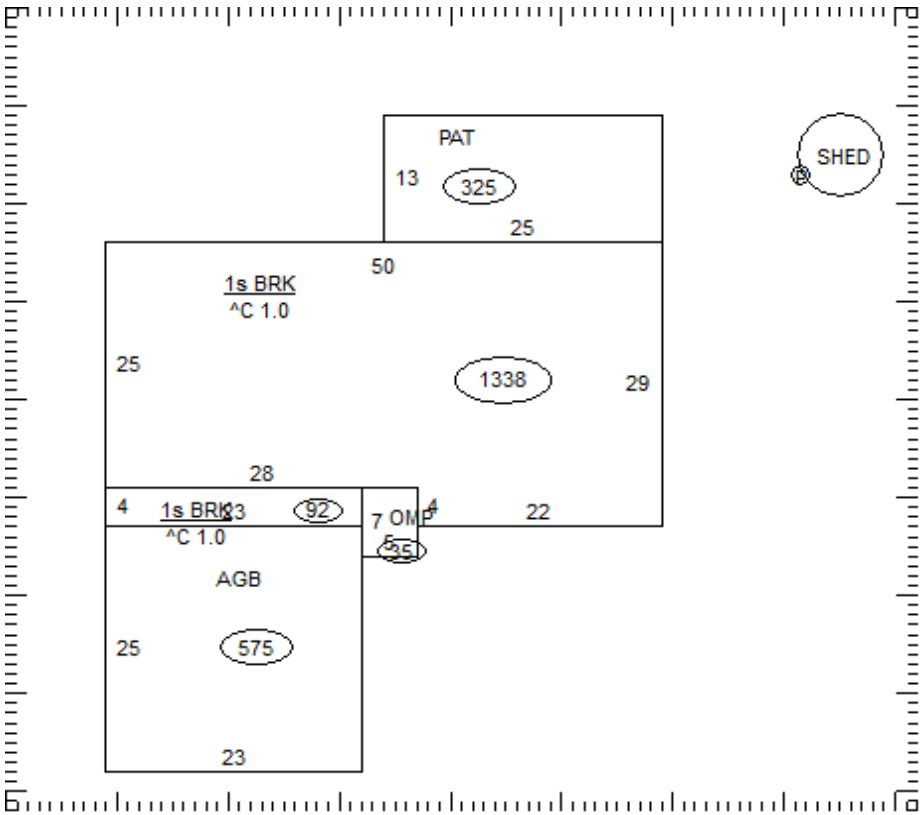
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

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

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 1430 | BRK | 211,350 |

| | | | |
|---|---|---|---|
| SUBTOTAL | | | 211,350 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 | S.F. | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 | S.F. | 0 |
| AIR COND | 1,430 | S.F. | 2,360 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 16,100 |
| EXTRA FEATURES | | | 2,000 |
| SUBTOTAL | | | 235,440 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 235,440 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 1,430 | C | | 1973 | | A | 235,440 | 35 | 153,040 | | 131,600 |
| 1 Shed | PP | 10x12 | 120 | C | | 1990 | | A | | 57 | | | 0 |
| 2 Patio | | 5x10 | 50 | C | 4.05 | 1990 | | A | 200 | 57 | 90 | | 100 |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 131,700 |

27-463200.0000

COMMENTS

Dwelling has an Economic Factor of 86% (Rollback Basis=$155,800)

27-463200.0000

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712 FLECK AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-180-005

**LEGAL INFORMATION**
FLECK FIRST SUBD

LOT#: 26

Property Class: 510
Neighborhood
27502701-03 -
Map: 01 A
Block:
Card: 14
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | PETRIE BETTY K | 712 FLECK AVE | CELINA | OH | 45822 | 09/15/1999 | 105,000 | : A : 0 | ☐ | ☐ |
| 2 | | | | | | | 0 | 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: 04/04/2011 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
712 FLECK AVE, CELINA

COMMENT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| | | | | |
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| | | | | |
| | | | TOTAL | 24,200 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | | | | | | | | |
| REASON FOR CHANGE | | | | | | | | | |
| APPRAISED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |
| ASSESSED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |

| 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 | | | | | |
| 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 | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
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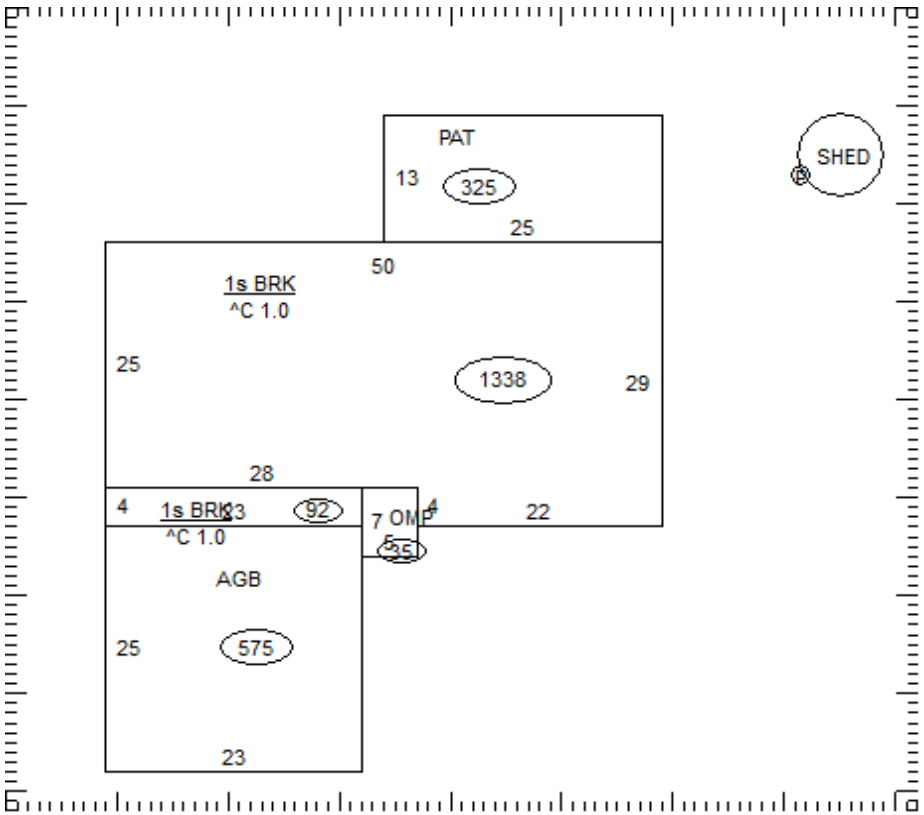
|---|---|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| UNADJUSTED VALUE | | 0 |
| FACTOR | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL | 0 |

27-463200.0000

COMMENTS