

JEFFERSON TWP-CELINA CORP / CELINA SD

05-36-178-012

Property Class: 510

Neighborhood

27502700-03 -

Map: 01 B

Block:

Card: 40

Bk: Pg:

27-466300.0000

KOVACH MICHAEL P & STEPHANIE L

KOVACH MICHAEL P & STEPHANIE L

1304 MICHAEL AVE

CELINA, OH 45822

LEGAL INFORMATION

BRUNS SUBD

LOT#: 27

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOVACH MICHAEL P &	1304 MICHAEL AVE	CELINA	OH	45822	06/07/2021	325,000	WDC : 450	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RUTLEDGE JANE L	1304 MICHAEL AVE	CELINA	OH	45822	01/20/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	RUTLEDGE JERRY W & JANE L	1304 MICHAEL AVE	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 01/27/2021 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1304 MICHAEL AVE, CELINA				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$4,091.94, Other				
<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"/> 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	DE19 TORNADO DAMAGE - TOTAL LOSS				
LAND TYPE		SIZE	M RATE C	INF	M VALUE C	DE20 NEW DWLG LESS THAN 30%				
F:Front	F95 D120	ST430 DP89 ADJ383			36,400 0	DE21 RMV HOMESTEAD/OWN OCC; JANE IS NOT LIVING HERE				
					TOTAL	36,400 0	DE21 ADD DWLG			
							NC24 RES ADD'N			

VALUATION SUMMARY

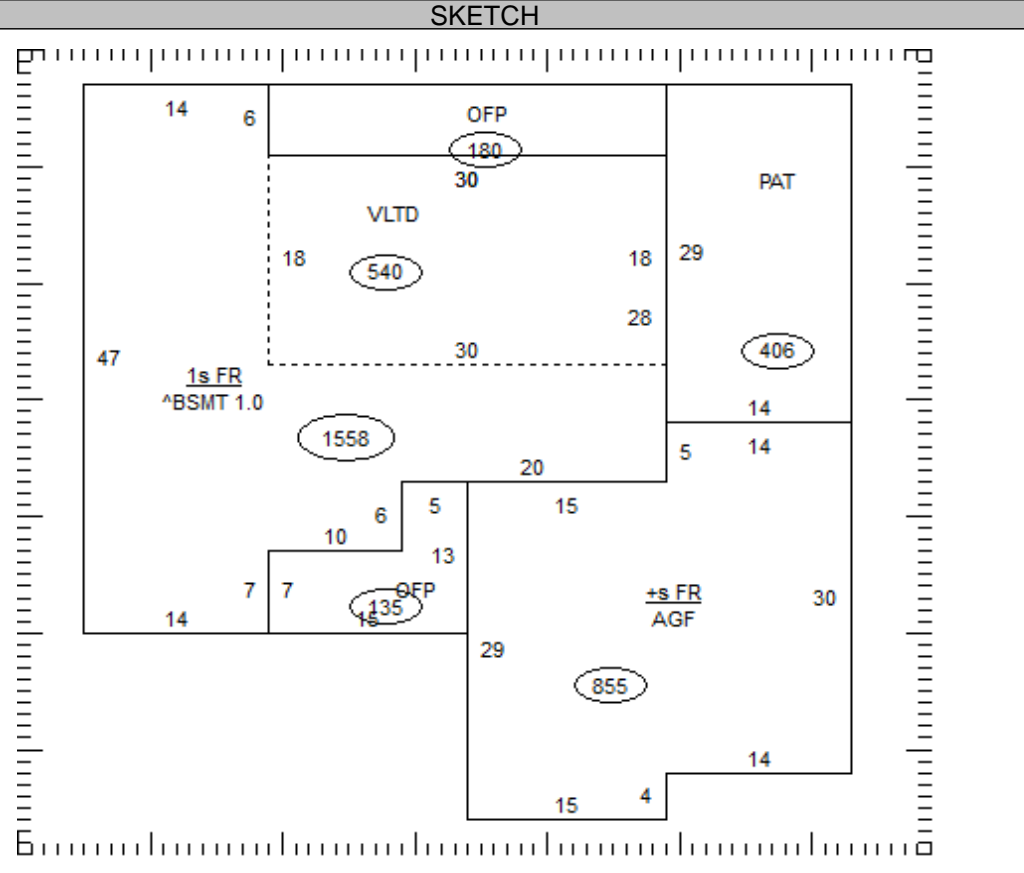
VALUE YEAR	2023	2021	2021	2020	2020	2020	2019	2017
REASON FOR CHANGE	RAPP	NC	NC	RAPP	RCLS	REMB	REMB	RAPP
APPRAISED VALUE	<u>LAND</u> 36,400	26,700	26,700	26,700	21,900	21,900	21,900	21,900
	<u>IMPR</u> 286,100	226,500	215,200	0	0	0	27,800	111,200
	<u>TOTAL</u> 322,500	253,200	241,900	26,700	21,900	21,900	49,700	133,100
ASSESSED VALUE	<u>LAND</u> 12,740	9,350	9,350	9,350	7,670	7,670	7,670	7,670
	<u>IMPR</u> 100,140	79,280	75,320	0	0	0	9,730	38,920
	<u>TOTAL</u> 112,880	88,630	84,670	9,350	7,670	7,670	17,400	46,590

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1558	FR	204,890
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	+	0	FR	10,110
BUILDING TYPE	<input checked="" 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 checked="" type="checkbox"/> SHINGLES	<input checked="" type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES		1			
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH		1			
X FIXTURES		2			

BSMT	1558		22,280
SUBTOTAL			237,280
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	1,558 S.F.		2,570
PLUMBING #	7		8,470
GARAGES & CARPORTS			21,100
EXTRA FEATURES			18,900
SUBTOTAL			292,720
GRADE FACTOR			105 %
UNADJUSTED VALUE			307,360
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,558	C+		2020		G	307,360	2	301,210		286,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-466300.0000 TOTAL 286,100

COMMENTS

Dwelling has an Economic Factor of 95%