

27-468300.0000

MILLER ROBERT & AMBER

MILLER ROBERT & AMBER

1405 JAMES DR

CELINA, OH 45822

LEGAL INFORMATION

BRUNS SUBD

ALSO NW PT LOT 48

LOT#: 47

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 MILLER ROBERT & AMBER	1405 JAMES DR	CELINA	OH	45822	02/09/2023	254,000	WDC : 59	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 HEYNE GABRIEL	1405 JAMES DR	CELINA	OH	45822	10/20/2020	215,000	WDC : 784	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 SLAVIK SAMUEL J & ALLISON	1405 JAMES DR	CELINA	OH	45822	10/13/2015	170,000	WDC : 706	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: TK DATE: 07/03/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

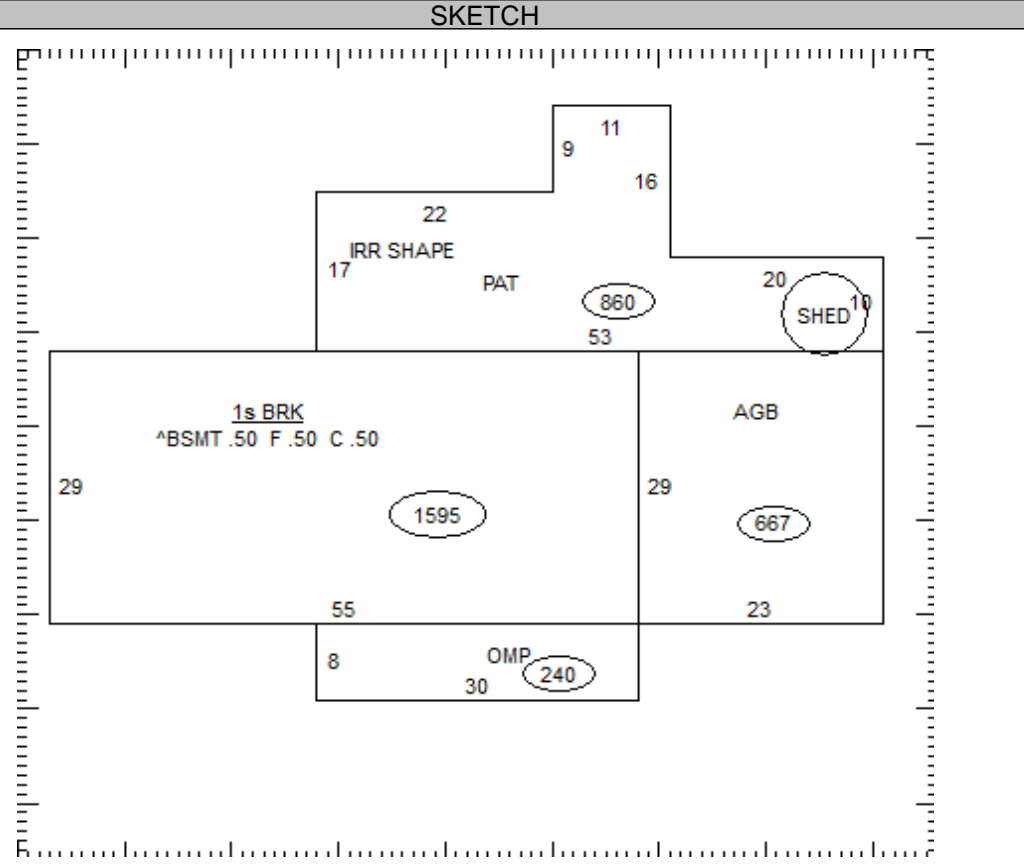
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	1405 JAMES DR, 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	COMMENT
<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=\$3,002.36, 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	DE16 RMV OWNER OCC/DIDN'T RET APP

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F100 D120	ST430	DP89	ADJ383		38,300 0
					TOTAL	38,300 0

DE16 DESKTOP REVIEW//CORR SKETCH
DE23 TTO; RMV WDDK & PAT, ADD PAT

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	MISC	RAPP	RAPP				
APPRAISED	LAND	38,300	28,200	23,100			
VALUE	IMPR	196,400	157,600	123,300			
	TOTAL	234,700	185,800	146,400			
ASSESSED	LAND	13,410	9,870	8,090			
VALUE	IMPR	68,740	55,160	43,160			
	TOTAL	82,150	65,030	51,250			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1595	BRK	224,430										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO														
BUILDING TYPE	<input 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 checked="" type="checkbox"/> BRICK														
<input type="checkbox"/> _____	<input type="checkbox"/> STONE														
ROOFING	ROOF TYPE														
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE														
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP														
<input checked="" type="checkbox"/> SHINGLES	<input 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	BSMT	798		11,410										
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			235,840										
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
CARPET	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	399 S.F.		5,710										
INT. FINISH	B 1 2 3 U	FIREPLACE #	1		4,400										
PLASTER/DW	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,595 S.F.		2,630										
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	5		6,050										
ACCOMMODATIONS		GARAGES & CARPORTS			18,600										
# OF ROOMS	2 6	EXTRA FEATURES			8,000										
BEDROOMS	3	SUBTOTAL			281,230										
FIREPLACES	1	GRADE FACTOR			105 %										
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			295,290										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	1,595	C+		1981		A	295,290	30	206,700		196,400
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed		8x6	48	C		2022		A		2			0
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2													
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
PLUMBING	BASE <input checked="" type="checkbox"/>	8													
X FULL BATH	1	9													
X HALF BATH	1	10													
X FIXTURES		11													



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TOTAL 196,400

COMMENTS

95' LOT 47 5' LOT 48
Dwelling has an Economic Factor of 95%

Property Class: 510

Neighborhood
27502700-03 -

Map: 01 B

Block:

Card: 03

Bk: Pg:

JEFFERSON TWP-CELINA CORP / CELINA SD

05-36-178-022

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1405 JAMES DR
CELINA, OH 45822

LEGAL INFORMATION
BRUNS SUBD
ALSO NW PT LOT 48
LOT#: 47

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ZEHRINGER CHARLES L	1405 JAMES DR	CELINA	OH	45822	03/15/2011	159,000	WDC : A : 100	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LINK TYLER J & JAMIE L	1405 JAMES DR	CELINA	OH	45822	11/01/2006	156,000	WDC : A : 870	<input type="checkbox"/>	<input type="checkbox"/>
3	WENDEL CHRISTOPHER T	1405 JAMES DR	CELINA	OH	45822	11/05/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 07/03/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
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<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	
<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	
<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	

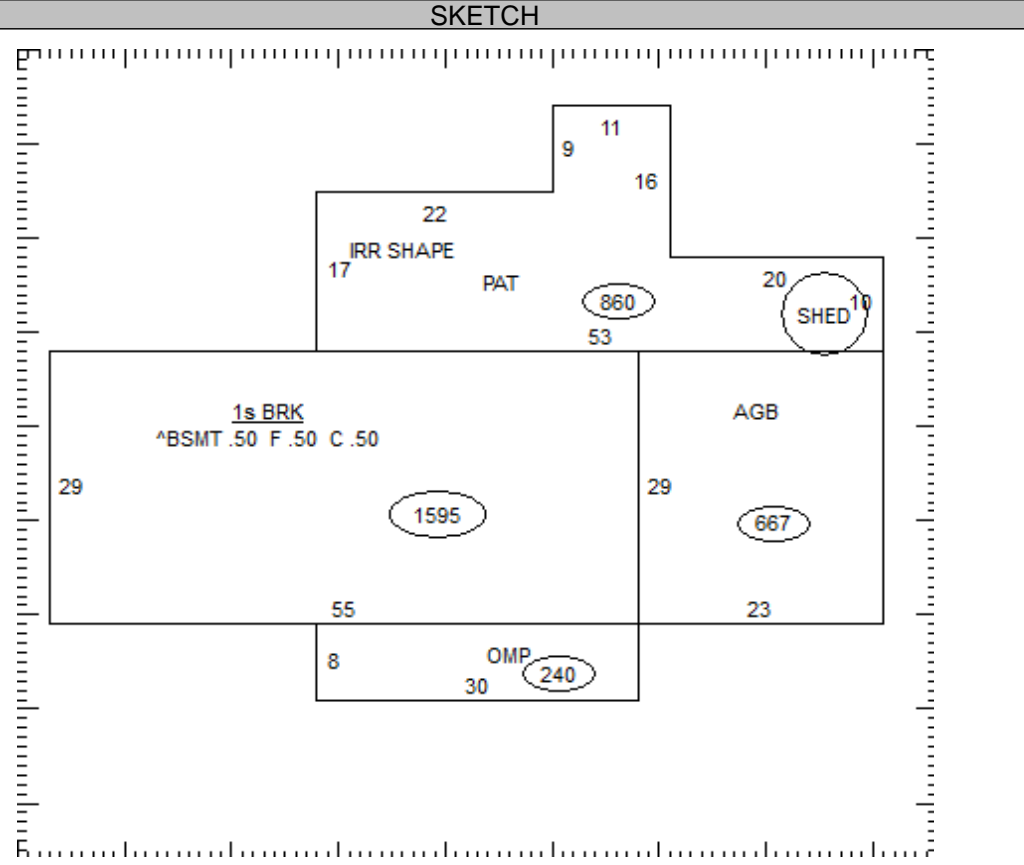
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							38,300	0

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE												
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD																		
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO																		
BUILDING TYPE	<input 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 type="checkbox"/> SHINGLES	<input 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	SUBTOTAL 0													
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0												
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0												
						HEATING	0 S.F.												
						AIR COND	0 S.F.												
INT. FINISH	B	1	2	3	U	PLUMBING #	0												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES	0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL	0												
ACCOMMODATIONS						GRADE FACTOR	%												
# OF ROOMS						UNADJUSTED VALUE	0												
BEDROOMS						FACTOR	%												
FIREPLACES																			
HEAT & AC	B	1	2	3	U	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK											
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1													
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2													
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3													
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4													
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5													
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6													
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7													
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8													
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9													
PLUMBING	BASE <input type="checkbox"/>					10													
X FULL BATH						11													
X HALF BATH																			
X FIXTURES																			



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TOTAL 0

COMMENTS