

JEFFERSON TWP-CELINA CORP / CELINA SD

05-35-276-008

Property Class: 510

Neighborhood

27502701-03 -

Map: 01

Block:

Card: 17

Bk: Pg:

27-480100.0000

FENNIG LARRY G & SUSAN D

FENNIG LARRY G & SUSAN D

1125 FAIRGROUND RD

CELINA, OH 45822

LEGAL INFORMATION

FARMVIEW ESTATES SUBDIV

LOT#: 6

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FENNIG LARRY G & SUSAN D	1125 FAIRGROUND RD	CELINA	OH	45822	06/05/2023	240,000	WDC : 307	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	POWELL EUGENE R	1125 FAIRGROUND RD PO	CELINA	OH	45822	09/30/2014	139,900	WDC : 645	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HOMAN CATHERINE A ETAL	3284 PHILOTHEA RD	COLDWATER	OH	45828	10/07/2004	100,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: HK DATE: 01/29/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 1125 FAIRGROUND RD, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY Tax Incentive Exempt Parcel: 27-480100.000A
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT (TY2022 L=0; B=0; T=0)
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU TY2022:Net Gen=\$3,028.66, Other
 Assessment=\$0.00

LAND COMPUTATIONS

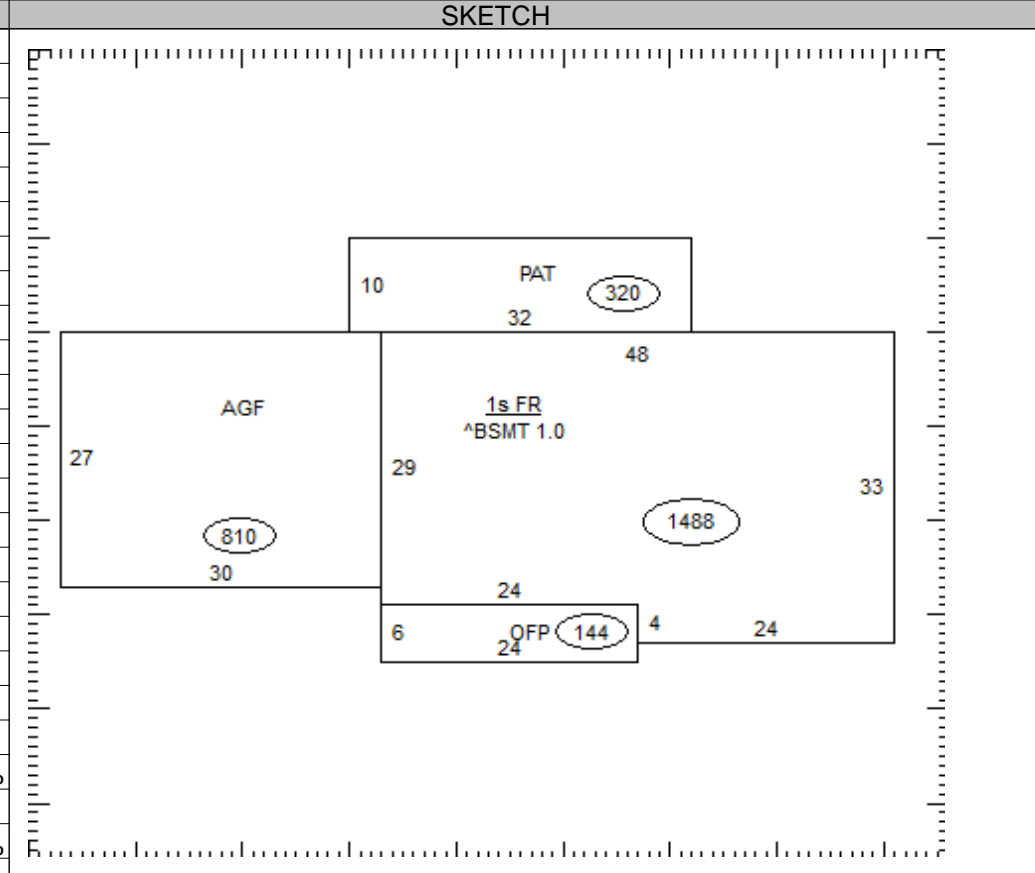
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F105 D170	ST290	DP106	ADJ307			32,200	0
TOTAL							32,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2020	2019	2017		
REASON FOR CHANGE	RAPP	NC	RAPP	MISC	REMB	RAPP		
APPRAISED VALUE	LAND 32,200	31,100	31,100	27,800	27,800	27,800		
	IMPR 221,700	156,300	46,900	39,900	25,800	102,200		
	TOTAL 253,900	187,400	78,000	67,700	53,600	130,000		
ASSESSED VALUE	LAND 11,270	10,890	10,890	9,730	9,730	9,730		
	IMPR 77,600	54,710	16,420	13,970	9,030	35,770		
	TOTAL 88,870	65,600	27,310	23,700	18,760	45,500		

OCCUPANCY SF DU TR
 CONVERSION
 BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1488	FR	202,130



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE	VALUE
BSMT	1488
SUBTOTAL	21,280
MULTI-FAMILY #	0
BUILDING TYPE	100%
BSMT FINISH	0 S.F.
FIREPLACE #	0
HEATING	0 S.F.
AIR COND	1,488 S.F.
PLUMBING #	3
GARAGES & CARPORTS	20,000
EXTRA FEATURES	3,600
SUBTOTAL	253,100
GRADE FACTOR	105 %
UNADJUSTED VALUE	265,760
FACTOR	100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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 checked="" 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
 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
DWELLING	1	SK	1,488	C+		2019		G	265,760	3	257,790		221,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

ACCUMULATED	VALUE
UNADJUSTED VALUE	265,760
FACTOR	100 %

27-480100.0000

TOTAL 221,700

COMMENTS

Dwelling has an Economic Factor of 86%

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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ATKINSON CARMEN	1125 FAIRGROUND RD	CELINA	OH	45822		0	:0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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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	1125 FAIRGROUND RD, 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	
<input 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						32,200	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

