

LIBERTY TWP / CELINA SD

04-24-100-001

Property Class: 111

Neighborhood

009281-A100

Map:

Block:

Card:

Bk:

Pg:

28-003900.0000

WAGNER ANDREW H TRUSTEE

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3273 MUD PIKE RD

CELINA, OH 45822

LEGAL INFORMATION

PT NW NW

RTS: 001-05-24

Acres:3.0000

QUALIFIED CREDITS:

HOMESTEAD, CAUV: 05622:

2012

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WAGNER ANDREW H	3273 MUD PIKE RD	CELINA	OH	45822	11/21/2011	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	WAGNER ROBERT H &	8420 ERASTUS DURBIN RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 10/06/2009 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	8420 ERASTUS DURBIN RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$1,976.68, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	Assessment=\$14.16
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	de09 per data mailer-add fp,1st addition-veified
				<input type="checkbox"/> F. RESTRICT	aerial
				<input type="checkbox"/> G. WOOD LT	DE16 DESKTOP RVW CHG: cor outbldgs
				<input type="checkbox"/> H. VACANCY	
				<input type="checkbox"/> I. WATER FRONT	
				<input type="checkbox"/> J. OTHER/CDU	

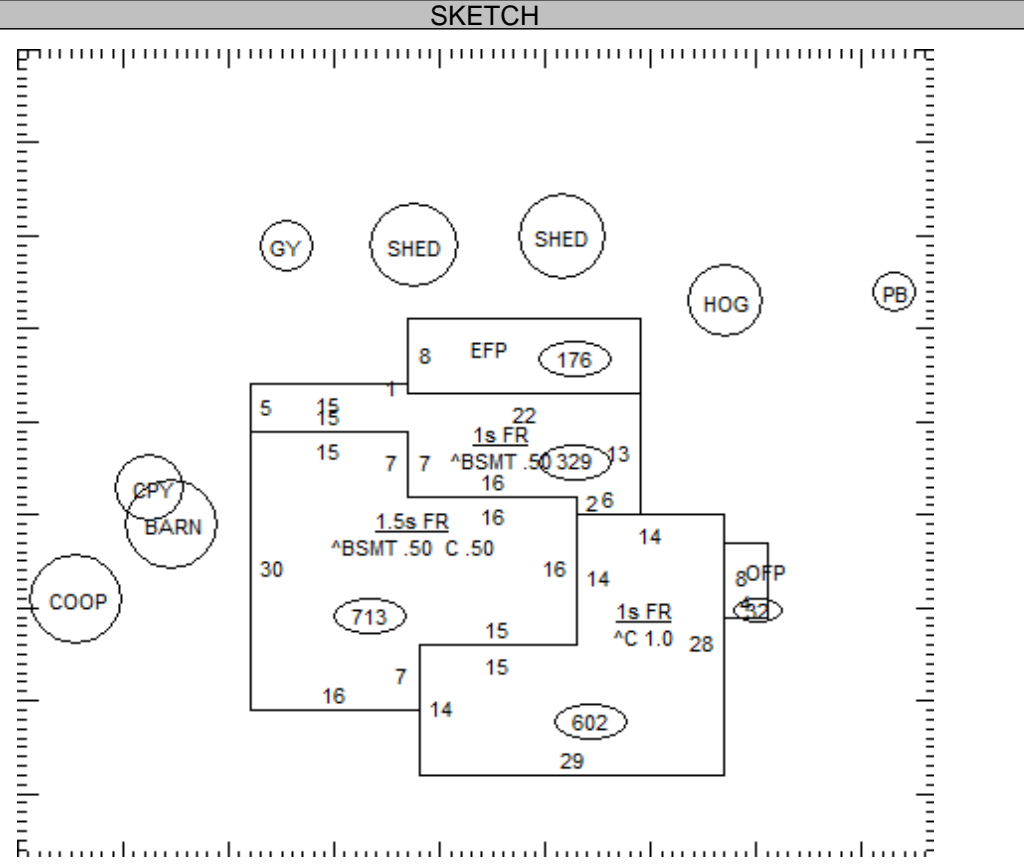
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CR:Crop Land TOTAL	A 1.7850		11,750	3,073			21,280	5,910
0087	A .9980		12,450	3,560			12,430	3,550
0053	A .7840		11,250	3,000			8,820	2,350
0023	A .0030		11,550	2,660			30	10
HS:Home Site	A 1.0000		22,440	22,440			22,440	22,440
RD:Road	A .2150		0	0			0	0
Total Acres: 3.0000			TOTAL				43,720	28,350

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2020	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP		
APPRAISED	28,350	43,720	19,770	32,700	21,290	30,720		
VALUE	179,400	179,400	122,000	122,000	84,400	84,400		
	<u>TOTAL</u>	<u>223,120</u>	<u>141,770</u>	<u>154,700</u>	<u>105,690</u>	<u>115,120</u>		
ASSESSED	9,920	15,300	6,920	11,450	7,450	10,750		
VALUE	62,790	62,790	42,700	42,700	29,540	29,540		
	<u>TOTAL</u>	<u>78,090</u>	<u>49,620</u>	<u>54,150</u>	<u>36,990</u>	<u>40,290</u>		
POTENTIAL RECOUP	2022=222.83, 2021=221.56, 2020=188.47: Total=632.86							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1644	FR			212,880
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	356	FR			28,630
BUILDING TYPE							
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> ALM/VYNL						
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK						
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL						
<input type="checkbox"/>	<input type="checkbox"/> BRICK						
	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>	<input type="checkbox"/>	
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS		5	3				
BEDROOMS		1	2				
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"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE		<input checked="" type="checkbox"/>			
X FULL BATH							
X HALF BATH							
X FIXTURES							
BSMT		520					7,440
SUBTOTAL							248,950
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		0 S.F.					0
PLUMBING #		0					0
GARAGES & CARPORTS							0
EXTRA FEATURES							5,600
SUBTOTAL							258,950
GRADE FACTOR							95 %
UNADJUSTED VALUE							246,000
FACTOR							100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,000	C-		1900	2007	A	246,000	26	182,040		172,900
1 Shed	8	36x36	1,296	C	5.50	1940		F	7,130	95	360		400
2 Coop	SV*	12x16	192	C		1910		F	200	95			200
3 Barn	16	36x60	2,160	D	9.60	1900		F	20,740	95	1,040	DFLT50	500
4 Granary	12	24x26	624	C	7.70	1900		F	4,800	95	240		200
5 Pole Bldg	12'	50x60	3,000	C	11.15	1970		F	33,450	85	5,020		5,000
6 Hog Hse	10	12x22	264	C	13.50	1920		F	3,560	95	180	DFLT50	100
7 Canopy		10x36	360	D	5.90	1910		F	2,120	95	110		100
8 Shed		4x4	16	C		1990		A		57			0
9													
10													
11													

28-003900.0000 * Value Override Item TOTAL 179,400

COMMENTS
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$195,340)