

Property Class: 510

Neighborhood  
009285-R150

Map:

Block:

Card:

Bk: Pg:

LIBERTY TWP / CELINA SD

04-33-400-005

28-012100.0000

**LEGAL INFORMATION**

SE COR SE

**QUALIFIED CREDITS:  
HOMESTEAD**

RTS: 001-05-33  
Acres:10.0000

**VOGEL JACOB N**  
VOGEL JACOB N  
6989 WABASH RD  
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VOGEL JACOB N	6989 WABASH RD	CELINA	OH	45822	08/30/2019	220,000	WDC : 586	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WAPPELHORST MICHAEL E &	6989 WABASH RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TM DATE: 07/12/2004 TIME: 02:44:33 PM  LETTER  LETTER REC'D GIS CODE

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

PAVED  GRAVEL  DIRT  SIDEWALKS  CURBS  
 LEVEL  HIGH  LOW  ROLLING  STANDARD  
 WATER  SEWER  GAS  STANDARD  
 IMPROVING  STATIC  DECLINING  OLD  STANDARD  
 A. NO ROAD  B. TOPGRHY  C. Ex Front  D. QUANTITY  E. SZ/SHAPE  
 F. RESTRICT  G. WOOD LT  H. VACANCY  I. WATER FRONT  J. OTHER/CDU

6989 WABASH RD, CELINA  
**COMMENT**  
 TY2022:Net Gen=\$2,115.04, Other Assessment=\$2.36  
 DE RMV CTRL HEAT, ADD WALL HEATERS,CHGND EFP TO 6X12 1ST FR DE11 RMV BOR FNC  
 DE16 DESKTOP RVW CHG: ADD CARPORT, COR OUTBLDG, ADD WDDK  
 DE19 NO LONGER QUALIFIES FOR CAUV \$500 INCOME

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	22440				22,400	0	
SM:Small Acreage	AC:9	6900				62,100	0	
Total Acres: 10.0000					TOTAL	84,500	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2019	2019	2017	2017		
REASON FOR CHANGE	RAPP	RAPP	MISC	RCLS	CAUV	RAPP		
APPRAISED <u>LAND</u>	84,500	71,700	65,100	89,330	33,110	89,330		
VALUE <u>IMPR</u>	107,900	77,200	66,500	66,500	66,500	66,500		
<u>TOTAL</u>	192,400	148,900	131,600	155,830	99,610	155,830		
ASSESSED <u>LAND</u>	29,580	25,100	22,790	31,270	11,590	31,270		
VALUE <u>IMPR</u>	37,770	27,020	23,280	23,280	23,280	23,280		
<u>TOTAL</u>	67,350	52,120	46,070	54,550	34,870	54,550		

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

FLOOR	AREA	CONST	VALUE
1	1572	FR	206,730

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

SUBTOTAL			206,730
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	1,572 S.F.		-5,970
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			600
SUBTOTAL			201,360
GRADE FACTOR			95 %
UNADJUSTED VALUE			191,290
FACTOR			100 %

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

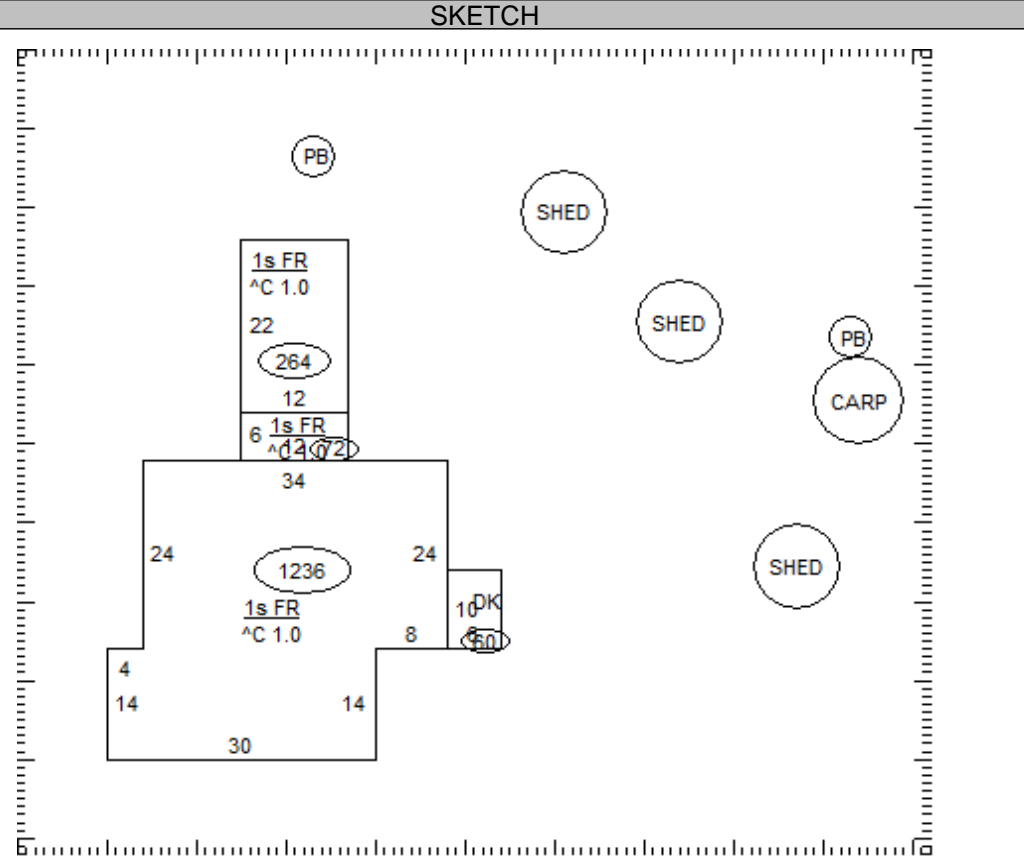
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 2  
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,572	C-		1900		A	191,290	45	105,210		99,900
1 Pole Bldg	10'	32x40	1,280	C	12.51	1978		A	16,010	77	3,680		3,700
2 Pole Bldg	8'	26x42	1,092	C	12.51	1979		A	13,660	77	3,140		3,100
3 Shed	PP	10x12	120	C		2000		A		37			0
4 Shed	PP	8x10	80	C		2000		A		37			0
5 Shed	PP	10x12	120	C		2000		F		38			0
6 Carport		16x28	448	C	11.88	1980		F	5,320	78	1,170		1,200
7													
8													
9													
10													
11													



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TOTAL 107,900

**COMMENTS**

WALL HEATERS  
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$123,500)