28-013500.0000

ADAMS GREGG A & DAWN R
ADAMS GREGG A & DAWN R
2180 PINE RD
CELINA, OH 45822

LIBERTY TWP / CELINA SD

04-34-400-001

LEGAL INFORMATION
OUT NE COR SW & NW OF SE

RTS: 001-05-34
Acres:23.8500

QUALIFIED CREDITS: CAUV: 07104: 2023

Property Class: 110
Neighborhood 009281-A100
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ADAMS GREGG A & DAWN R	2180 PINE RD	CELINA	OH	45822	07/12/2022	1,200,000	2:WDC : 479	☐	■
2	RANSBOTTOM WILLIAM; C/O FARMERS NATIONAL CO	PO BOX 542016	OMAHA	NE	68154	01/28/2015	0	2:QCE : X : 0	☐	☐
3	RANSBOTTOM WILLIAM; KARR BRADLEY TRUSTEES	72 JASMINE ST	DENVER	CO	80220	01/28/2015	0	2:QCE : X : 0	☐	☐

X: ☐ TTO LISTER: TM DATE: 07/13/2004 TIME: 02:55:54 PM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
MUD PIKE

COMMENT
TY2022:Net Gen=$248.98, Other Assessment=$114.76

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 21.0540**	**10,093 1,699**		**215,010 37,760**
0044	A 2.7220	11,100 2,530		30,210 6,890
0084	A 3.3420	9,150 1,050		30,580 3,510
0072	A .7330	10,350 1,750		7,590 1,280
0039	A 2.5310	10,800 2,460		27,330 6,230
0097	A .8040	9,750 1,230		7,840 990
0071	A 1.3150	9,150 1,050		12,030 1,380
0089	A 9.6070	10,350 1,820		99,430 17,480
RD:Road	A .6020	0 0		0 0
Total Acres: 23.8500			TOTAL	226,770 38,260

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2020	2017	2017		
REASON FOR CHANGE		CAUV	RAPP	CAUV	RAPP	CAUV	RAPP		
APPRAISED VALUE	LAND	38,260	226,770	14,430	172,660	42,660	189,740		
	IMPR	0	0	0	0	0	0		
	TOTAL	38,260	226,770	14,430	172,660	42,660	189,740		
ASSESSED VALUE	LAND	13,390	79,370	5,050	60,430	14,930	66,410		
	IMPR	0	0	0	0	0	0		
	TOTAL	13,390	79,370	5,050	60,430	14,930	66,410		
POTENTIAL RECOUP		2022=2729.75, 2021=2714.11, 2020=2308.63: Total=7752.49							

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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					
BEDROOMS					
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					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

28-013500.0000

TOTAL 0

COMMENTS

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1	KARR DAVID D TRUSTEE &	5619 DCT PKWY APT/SUITE	DENVER	CO	80111	03/06/2014	0	2:QCE : X : 0	☐	☐
2	KARR JEAN A TRUSTEE &	4751 E COSTILLA AVE APT	CENTENNIAL	CO	80122	04/16/2002	0	: X : 0	☐	☐
3							0	0	☐	☐

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☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

MUD PIKE

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
WO:Woods:0089	A 2.1940	5,360 230		11,760 500
Total Acres: 23.8500			TOTAL	226,770 38,260

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRAISED VALUE	LAND							
	IMPR							
	TOTAL							
ASSESSED VALUE	LAND							
	IMPR							
	TOTAL							
POTENTIAL RECOUP	2022=2729.75, 2021=2714.11, 2020=2308.63: Total=7752.49							

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

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

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BEDROOMS					
FIREPLACES					

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FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

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TOTAL 0

COMMENTS