29-000500.0200

ROTH JOSEPH E & STACEY A
ROTH JOSEPH E & STACEY A
557 SKEELS RD
CELINA, OH 45822
Created in 2012 From 29-000500.0000 due to New

LIBERTY TWP / COLDWATER SD

04-29-100-007

LEGAL INFORMATION
PT NW SW

RTS: 001-05-29
Acres:5.0000

Property Class: 510
Neighborhood
009295-R150
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROTH JOSEPH E & STACEY A	557 SKEELS RD	CELINA	OH	45822	08/07/2020	371,500	WDC : 537	☐	■
2	HARNER LEISA &	557 SKEELS RD	CELINA	OH	45822	04/23/2012	0	QCE : X : 0	☐	☐
3	HARNER LEISA	832 HEMLOCK ST	CELINA	OH	45822	03/29/2012	5,000	WDC : 143	☐	☐

X: ☐ TTO LISTER: JK DATE: 03/04/2013 TIME: 12:00:00 AM ■ 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
557 SKEELS RD, CELINA

COMMENT
TY2022:Net Gen=$3,626.08, Other Assessment=$0.00
DE13 NOH; ADD DWLG @ 100% COMPL
DE16 DESKTOP RVW CHG: add patio & wddk
DE22 ADD GAS FP; PER MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	19150		19,200 0
SM:Small Acreage	AC:4	7900		31,600 0
Total Acres: 5.0000			TOTAL	50,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	50,800	45,400	45,400	42,100				
	IMPR	274,700	220,300	215,900	197,000				
	TOTAL	325,500	265,700	261,300	239,100				
ASSESSED VALUE	LAND	17,780	15,890	15,890	14,740				
	IMPR	96,150	77,110	75,570	68,950				
	TOTAL	113,930	93,000	91,460	83,690				

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	☐	☐	☐	☐	☐

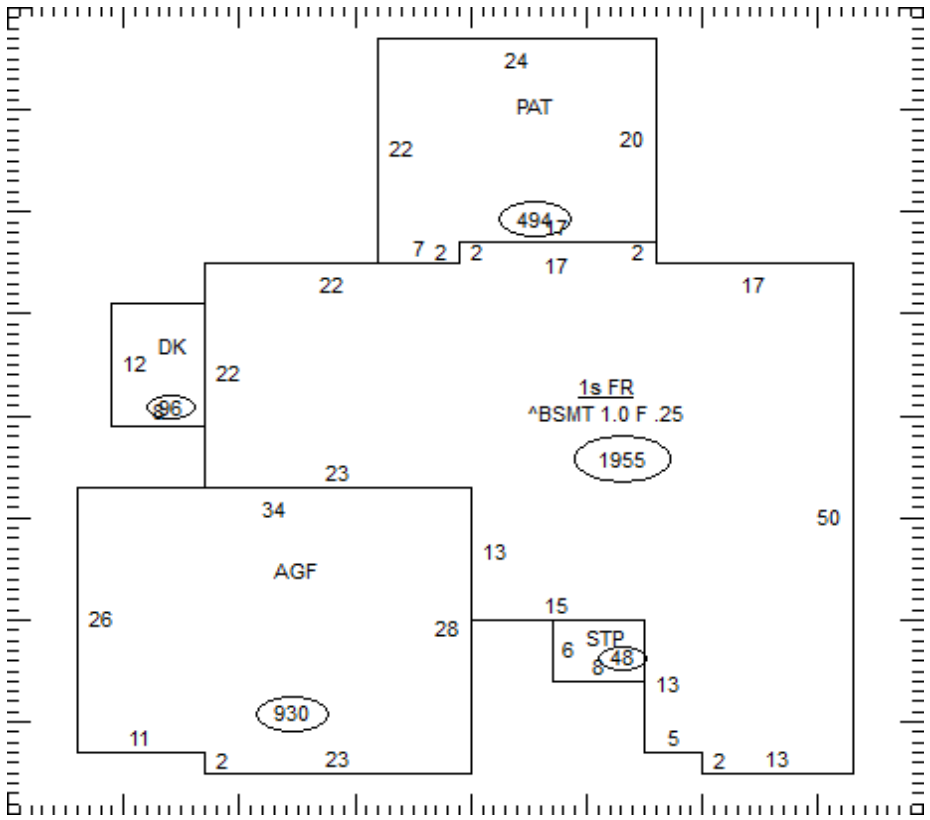
ACCOMMODATIONS					
# OF ROOMS	3	6			
BEDROOMS	2	1			
FIREPLACES		1			

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	1				
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1955	FR	230,850
BSMT	1955		27,960
SUBTOTAL			258,810
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	489 S.F.		6,990
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,955 S.F.		3,230
PLUMBING #	5		6,050
GARAGES & CARPORTS			23,000
EXTRA FEATURES			3,500
SUBTOTAL			305,980
GRADE FACTOR			105 %
UNADJUSTED VALUE			321,280
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,955	C+		2012		A	321,280	10	289,150		274,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		274,700

29-000500.0200

COMMENTS

Dwelling has an Economic Factor of 95% (Rollback Basis=$293,900)