27-082900.0000

STEINBRUNNER RENTALS LLC
STEINBRUNNER RENTALS LLC
1149 JEFFERSON AVE
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
09-06-106-010

LEGAL INFORMATION
OLD PLAT
W 1/2
LOT#: 170

Property Class: 510
Neighborhood
27502720-01 -
Map: 05
Block: 02
Card: 42
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEINBRUNNER RENTALS LLC	1149 JEFFERSON AVE	CELINA	OH	45822	07/16/2021	62,000	WDC : 570	☐	■
2	HOOD CHRISTOPHER T	319 E FULTON ST	CELINA	OH	45822	01/10/2018	56,000	WDC : 12	☐	■
3	GUINGRICH RODGER &	226 E ANTHONY ST	CELINA	OH	45822	06/14/1990	23,300	: A : 0	☐	■

X: ☐ TTO LISTER: EE DATE: 05/16/2005 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
319 E FULTON ST, CELINA

COMMENT
TY2020:Net Gen=$988.80, Other Assessment=$0.00
TriDwell=124 TriOB=124 TriLand=124

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F41 D132	ST190 DP94 ADJ179		9,100 0
			TOTAL	9,100 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	9,100	7,300	7,300	7,300				
	IMPR	63,400	46,800	44,000	44,000				
	TOTAL	72,500	54,100	51,300	51,300				
ASSESSED VALUE	LAND	3,190	2,560	2,560	2,560				
	IMPR	22,190	16,380	15,400	15,400				
	TOTAL	25,380	18,940	17,960	17,960				

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		4	2		
BEDROOMS		1	2		
FIREPLACES					

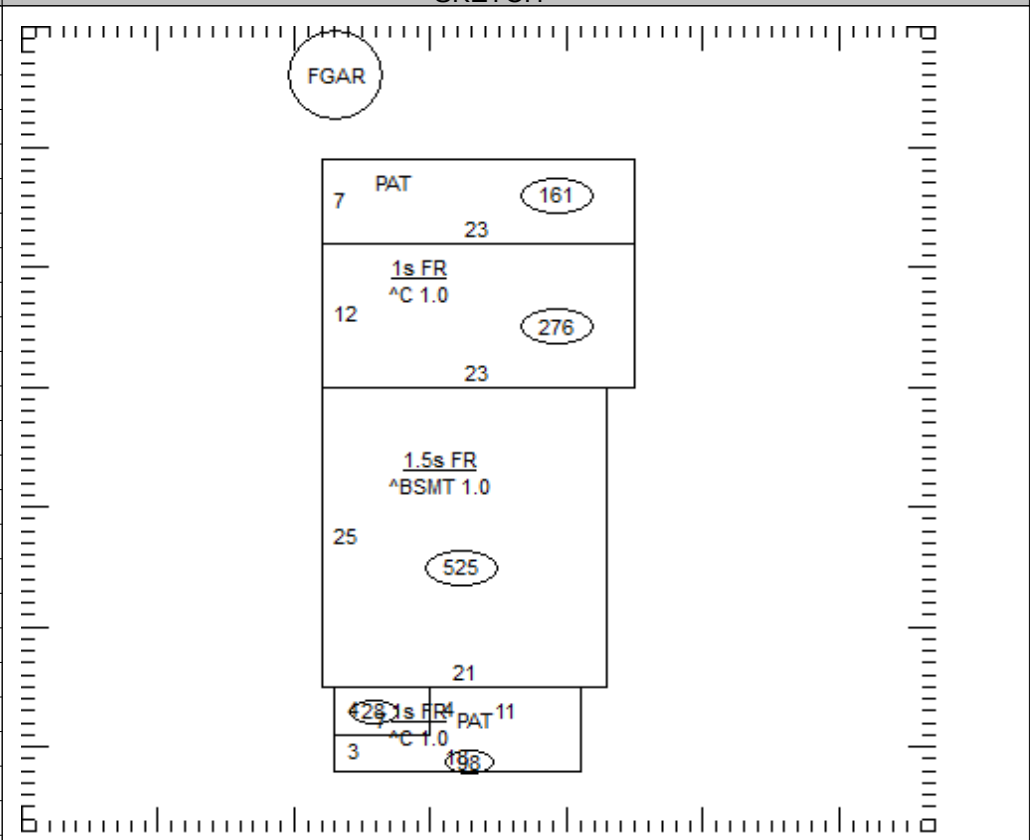
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	■	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	829	FR	85,400
.5	262	FR	17,750
BSMT	525		6,830

SUBTOTAL		109,980
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	262 S.F.	-660
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		700
SUBTOTAL		110,020
GRADE FACTOR		104 %
UNADJUSTED VALUE		141,880
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,091	C-		1937		A	141,880	45	78,030		63,200
1 Gar - Frame		12x24	288	D	12.64	1937		A	4,510	95	230		200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		63,400

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COMMENTS

Dwelling has an Economic Factor of 81%