26-146800.0100

JEFFERSON TWP / CELINA SD

09-04-258-010

Property Class: 500

Neighborhood 265LF50-LF50

Map: 08
Block: 06
Card: 69A

Bk: Pg:

219 INVESTMENTS LLC
219 INVESTMENTS LLC
810 LINDEN AVE
CELINA, OH 45822

LEGAL INFORMATION
SOUTHWEST CORNER LOT 9
NICHELSON MANOR AMMENDED
RTS: 003-06-04 LOT#: 9

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	219 INVESTMENTS LLC	810 LINDEN AVE	CELINA	OH	45822	05/11/2022	260,000	6:WDC : 309	☐	■
2	EVANS NICOLE; MILLER	170 W FREDERICK	WEST MILTON	OH	45383	08/04/2020	0	6:QCE : X : 0	☐	☐
3	MILLER WILLIAM H	4615 NICHOLSON DR	CELINA	OH	45822	05/03/1991	175,000	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/14/2005 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
NICHOLSON DR

COMMENT
TY2021:Net Gen=$39.30, Other Assessment=$0.00
WATERFRONT
TriDwell=109 TriOB=109 TriLand=109
(Mod SM:)200

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F10 D10	ST1300 DP22 ADJ286	H:0.25	2,400 0
			TOTAL	2,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	2,400	2,200	2,200	2,200				
	IMPR	0	0	0	0				
	TOTAL	2,400	2,200	2,200	2,200				
ASSESSED VALUE	LAND	840	770	770	770				
	IMPR	0	0	0	0				
	TOTAL	840	770	770	770				

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													

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TOTAL 0

COMMENTS