27-323400.0000

**BATES RENTAL PROPERTIES LLC**

BATES RENTAL PROPERTIES LLC
10805 CELINA MENDON RD
MENDON, OH 45862

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-476-029

**LEGAL INFORMATION**
OVERLY ADDITION

LOT#: 14

Property Class: 510
Neighborhood 27502703-01 -
Map: 01G
Block:
Card: 42
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | BATES RENTAL PROPERTIES | 10805 CELINA MENDON RD | MENDON | OH | 45862 | 04/27/2022 | 0 | QCE : X : 0 | ☐ | ☐ |
| 2 | BATES ZACHARY N & ASHLEY | 10805 CELINA MENDON RD | CELINA | OH | 45822 | 04/04/2022 | 60,000 | SUC : 226 | ☐ | ■ |
| 3 | SHINDELDECKER MATTHEW C | 533 MAPLE ST | CELINA | OH | 45822 | 03/21/2022 | 0 | QCE : X : 0 | ☐ | ☐ |

X: ☐ TTO | LISTER: DF | 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
641 N SUGAR ST, CELINA

COMMENT
Tax Incentive Exempt Parcel: 27-323400.000A (TY2021 L=0; B=0; T=0)
TY2021:Net Gen=$1,096.96, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: BW TO 1ST FR TriDwell=108 TriOB=108 TriLand=108

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F50 D132 | ST190 DP94 ADJ179 | | 9,700 0 |
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| | | | TOTAL | 9,700 0 |

VALUATION SUMMARY

| VALUE YEAR | | 2020 | 2017 | 2016 | 2014 | 2011 | | | |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | RAPP | RAPP | MISC | RAPP | RAPP | | | |
| APPRAISED VALUE | LAND | 9,700 | 9,000 | 9,000 | 9,000 | 9,000 | | | |
| | IMPR | 59,500 | 50,400 | 37,900 | 39,000 | 39,000 | | | |
| | TOTAL | 69,200 | 59,400 | 46,900 | 48,000 | 48,000 | | | |
| ASSESSED VALUE | LAND | 3,400 | 3,150 | 3,150 | 3,150 | 3,150 | | | |
| | IMPR | 20,830 | 17,640 | 13,270 | 13,650 | 13,650 | | | |
| | TOTAL | 24,230 | 20,790 | 16,420 | 16,800 | 16,800 | | | |

| 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 | 3 | | |
| BEDROOMS | | | 3 | | |
| 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 | 746 | FR | 82,950 |
| .5 | 364 | FR | 24,750 |
| | | | |
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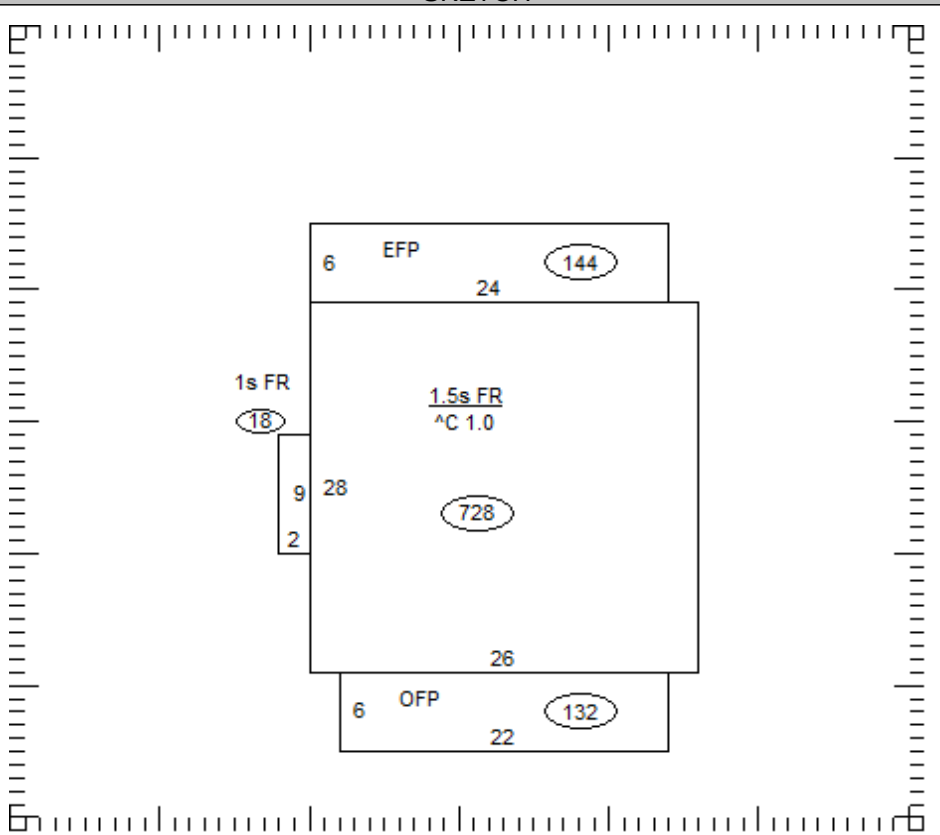
| SUBTOTAL | | | 107,700 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 0 S.F. | | 0 |
| PLUMBING # | 0 | | 0 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 5,700 |
| SUBTOTAL | | | 113,400 |
| GRADE FACTOR | | | 104 % |
| UNADJUSTED VALUE | | | 127,370 |
| 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 | 1,110 | C- | | 1900 | | A | 127,370 | 45 | 70,050 | | 59,500 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
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27-323400.0000

TOTAL 59,500

COMMENTS

HSE RENOVATION ABMT RMVD 98 DUPL, DWLG COND & DPR
Dwelling has an Economic Factor of 85%

27-323400.0000

**BATES RENTAL PROPERTIES LLC**
BATES RENTAL PROPERTIES LLC
10805 CELINA MENDON RD
MENDON, OH 45862

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-476-029

**LEGAL INFORMATION**
OVERLY ADDITION

LOT#: 14

Property Class: 510
Neighborhood 27502703-01 -
Map: 01G
Block:
Card: 42
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | SHINDELDECKER MATTHEW C | 641 SUGAR ST | CELINA | OH | 45822 | 06/28/2004 | 0 | QCE : x : 0 | ☐ | ☐ |
| 2 | SHINDELDECKER MATTHEW & | 641 N SUGAR ST | CELINA | OH | 45822 | 05/23/1996 | 55,000 | : A : 0 | ☐ | ■ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DF 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
641 N SUGAR ST, CELINA

COMMENT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
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| | | | | | TOTAL | | 9,700 | 0 |

VALUATION SUMMARY

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | | | | | | | |
| REASON FOR CHANGE | | | | | | | | |
| APPRAISED VALUE | LAND | | | | | | | |
| | IMPR | | | | | | | |
| | TOTAL | | | | | | | |
| ASSESSED VALUE | LAND | | | | | | | |
| | IMPR | | | | | | | |
| | TOTAL | | | | | | | |

| 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 |
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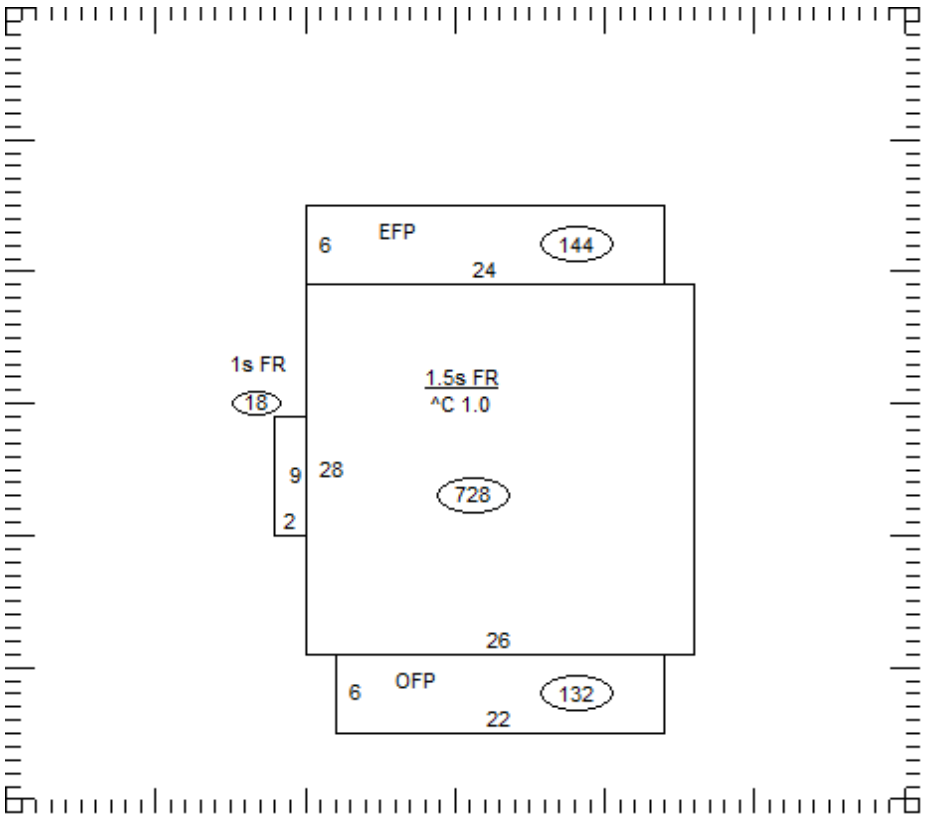
|---|---|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| 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 | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |

27-323400.0000

TOTAL 0

COMMENTS