Business Name: WELD TEC
Property Address: 325 LEONA ST DTE Code: 370

*27-345900.0000*

JEFFERSON TWP-CELINA CORP
CELINA SD
05-36-433-005

## LEGAL INFORMATION

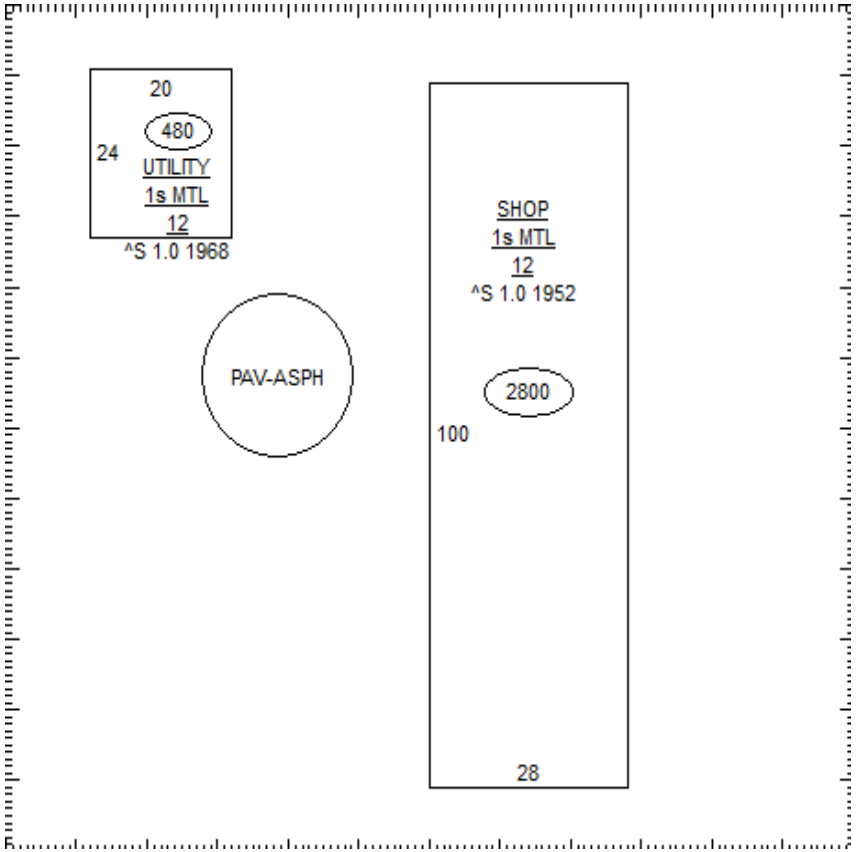
FOREST HEIGHTS ADD

LOT#: 96

**JOHNSTON ROAD HOLDINGS LLC**
JOHNSTON ROAD HOLDINGS LLC
5561 JOHNSTON RD
CELINA, OH 45822

| Neighborhood |
|---|
| INDS01-INDS |
| Map: |
| Block: |
| Card: |
| Bk: Pg: |

COMMENT
TY2021:Net Gen=$693.92, Other Assessment=$0.00
DE17 CORR BLDG CODE & GRDS/DSKTP REV




| Sales Data | | | | | | Date |
|---|---|---|---|---|---|---|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: GS | 12/16/04 |
| 09/22/2021 | 110,000 | 3:WDC : 804 | 370 | ■ | Pricer: | |
| 05/12/2021 | 0 | 3:QCE : X : 0 | 370 | ☐ | Reviewer: | |
| 12/31/1998 | 63,000 | : A-M : 0 | 455 | ☐ | Final: | |
| | | | | ☐ | Call Back: | |
| | | | | ☐ | Visit: | |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | | ZONING |
|---|---|---|---|---|
| ■ PAVED | ■ LEVEL | ☐ WATER | ☐ | ☐ AG-RES |
| ☐ GRAVEL | ☐ HIGH | ☐ SEWER | ☐ | ■ COMMERCIAL |
| ☐ DIRT | ☐ LOW | ☐ GAS | ☐ | ☐ INDUSTRIAL |
| ☐ SIDEWALKS | ☐ ROLLING | ☐ ELECTRIC | ☐ | |
| ☐ CURBS | ☐ STANDARD | ■ STANDARD | | |

| VALUATION SUMMARY | | | | | |
|---|---|---|---|---|---|
| VALUE YEAR | | 2020 | 2017 | 2017 | 2014 |
| REASON FOR CHANGE | | RAPP | RAPP | MISC | RAPP |
| ESTIMATED MARKET VALUE | LAND | 14,380 | 14,380 | 14,380 | 14,380 |
| | IMPR | 22,110 | 22,320 | 24,230 | 26,340 |
| | TOTAL | 36,490 | 36,700 | 38,610 | 40,720 |
| ASSESSED VALUE | LAND | 5,030 | 5,030 | 5,030 | 5,030 |
| | IMPR | 7,740 | 7,810 | 8,480 | 9,220 |
| | TOTAL | 12,770 | 12,840 | 13,510 | 14,250 |

| INFLUENCE FACTORS | | |
|---|---|---|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C | |
|---|---|---|---|---|---|
| F:Front | F51 D134 | ST300 DP94 ADJ282 | | 14,380 0 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Totals: | | | | 14,380 0 | 14,380 |

| | | EX WALL | A | ROOFING | A | WINDOW | A | DOORS | A | FOUNDATION | A | FRAMING | A |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | STONE | ☐ | GABLE/HIP | ☐ | STORE FRT | ☐ | OVERHEAD | | SLAB | ■ | PRE ENG | ☐ |
| **CLASS/QUALITY RANK** | | BRICK | ☐ | SHED/FLAT | ☐ | CASEMENT | ☐ | | | CRAWL | ☐ | STEEL | ☐ |
| A) FP STRUCT. STEEL FRAME | 1. BASIC | CON BLK | ☐ | CON DECK | ☐ | DBLH | ☐ | | | PILE/COL | ☐ | REINF CONC | ☐ |
| B) R.C. FRAME | 2. FAIR | WD/MTL | ■ | MTL DECK | ☐ | SLIDE BY | ☐ | | | REINFOR | ☐ | CB/MASON | ☐ |
| C) MASONRY BEARING WALLS | 3. AVE | ENAM STL | ☐ | WD DECK | ☐ | **CANOPY** | A | | | STEEL | ☐ | FRAME | ☐ |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD | ALUM/VYL | ☐ | METAL | ☐ | LIGHTED | ☐ | STEEL INS | ☐ | BRICK | ☐ | POLE | ☐ |
| S) METAL M) MILL P) POLE | 5. EXCEL | CON PANEL | ☐ | ASPH | ☐ | SOFFITS | ☐ | WOOD | ☐ | STONE | ☐ | TILT UP | ☐ |
| **TOTAL AREA** | **PERIMETER** 0 | PLATE GLS | ☐ | RUBBER | ☐ | C S W | ☐ | MTL | ☐ | CON BLK | ☐ | SANDWICH | ☐ |
| **# STORIES** 1 | **STORY HT** 12 | STUCCO | ☐ | BUILT UP | ☐ | **FACADE** | A | GLASS | ☐ | FRAME | ☐ | STANDARD | ■ |
| **AGE** | **SPRINKLER** | INSULATED | ☐ | INSULATED | ☐ | | | STANDARD | ■ | STANDARD | ☐ | | |

| H.V.A.C. | | | | FLOORS | B | 1 | 2 | 3 | U | PARTITIONS | B | 1 | 2 | 3 | U | INTERIOR FINISH | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Electric | ☐ | Electric Wall | ☐ | CONCRETE | ☐ | ■ | ☐ | ☐ | ☐ | MASONRY | ☐ | ☐ | ☐ | ☐ | ☐ | UNFINISHED | ☐ | ■ | ☐ | ☐ | ☐ |
| Forced Air Unit | ☐ | Hot Water | ☐ | WOOD | ☐ | ☐ | ☐ | ☐ | ☐ | WD STUD | ☐ | ☐ | ☐ | ☐ | ☐ | FINISH OPEN | ☐ | ☐ | ☐ | ☐ | ☐ |
| Hot Water, Rad | ☐ | Space/ Wall Furnace | ☐ | TILE A Q V T | ☐ | ■ | ☐ | ☐ | ☐ | MTL STUD | ☐ | ☐ | ☐ | ☐ | ☐ | FINISH DIV | ☐ | ■ | ☐ | ☐ | ☐ |
| Steam | ☐ | Warm & Cld Air | ■ | CARPET | ☐ | ☐ | ☐ | ☐ | ☐ | **CEILINGS** | **B** | **1** | **2** | **3** | **U** | PANEL | ☐ | ☐ | ☐ | ☐ | ☐ |
| Ventilation | ☐ | Heat Pump | ☐ | ASPHALT | ☐ | ☐ | ☐ | ☐ | ☐ | ACCUT/PANEL | ☐ | ☐ | ☐ | ☐ | ☐ | PLASTER / DW | ☐ | ☐ | ☐ | ☐ | ☐ |
| Package Unit | ☐ | Ind TW Heat Pump | ☐ | GRAVEL | ☐ | ☐ | ☐ | ☐ | ☐ | PLASTER/DW | ☐ | ☐ | ☐ | ☐ | ☐ | BLOCK | ☐ | ☐ | ☐ | ☐ | ☐ |
| Hot & Cld Water | ☐ | Evaporated Cool | ☐ | DIRT | ☐ | ☐ | ☐ | ☐ | ☐ | SUSP/OPEN | ☐ | ☐ | ☐ | ☐ | ☐ | GLAZED TILE | ☐ | ☐ | ☐ | ☐ | ☐ |
| Floor Furnace | ☐ | Co-Ray-Vac | ☐ | STANDARD | ☐ | | | | | STANDARD | ☐ | | | | | STANDARD | ☐ | | | | |
| Complete HVAC | ☐ | No Heat | ☐ | | | | | | | | | | | | | | | | | | |
| Refrig. Cooling | ☐ | Standard | ☐ | | | | | | | | | | | | | | | | | | |

| PLUMBING | A | | A | LIGHTING | A | | A |
|---|---|---|---|---|---|---|---|
| NO PLUMBING | ☐ | EXTRA FIXTURES | | FLUORESCENT | ☐ | METAL HALIDE | ☐ |
| 2 FIXTURE BATH | 1 | STANDARD | ☐ | SODIUM VAP | ☐ | STANDARD | ■ |
| 3 FIXTURE BATH | | | | MERCURY VAP | ☐ | | |

**YARD ITEMS**

| | ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 901.001:Paving: Asphalt | | | | 1 | 1,500 | | 1968 | | N | N | .00 | 0 | 0 | 0 | 0 | 0 |

| | ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 370.020:Shop/ Enameled Steel/ Steel Fr | | 12 | 100 X 28 | 1 | 2,800 | | 1952 | | F | F | 18.00 | 50,400 | 63 | 0 | 0 | 18,650 |

| | |
|---|---|
| AMENITY TOTAL | 0 |
| TOTAL IMPR | 22,110 |

## COMMENTS

FRAMING IS FIRE RESIST

Business Name: WELD TEC
Property Address: 325 LEONA ST DTE Code: 370

*27-345900.0000*

JEFFERSON TWP-CELINA CORP
CELINA SD
05-36-433-005

## LEGAL INFORMATION

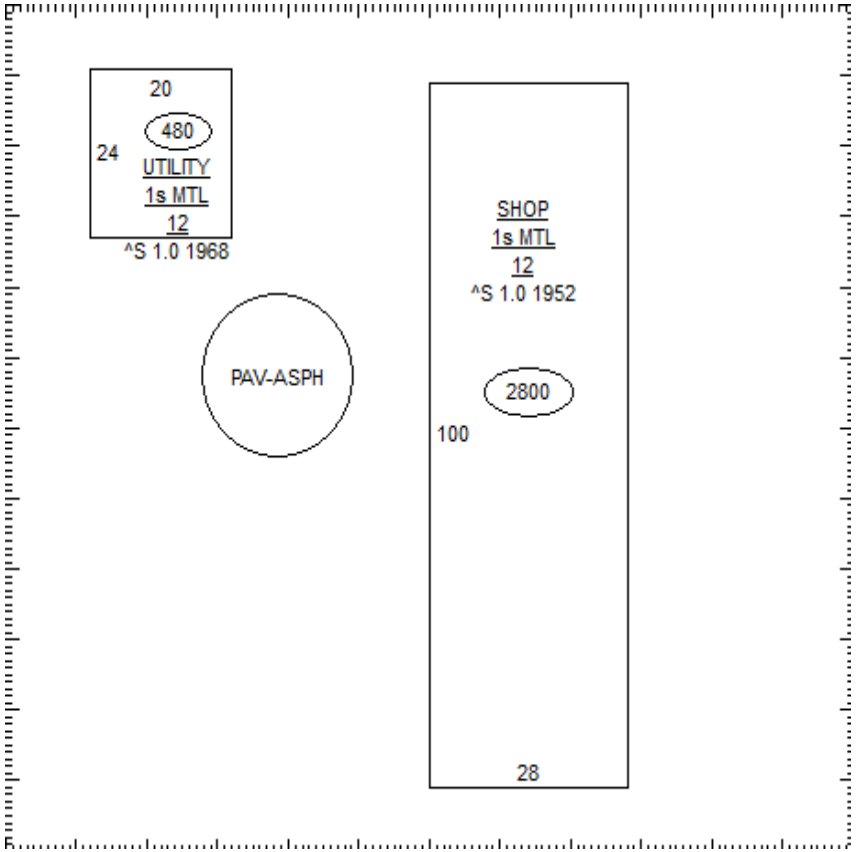
FOREST HEIGHTS ADD

LOT#: 96

**JOHNSTON ROAD HOLDINGS LLC**
JOHNSTON ROAD HOLDINGS LLC
5561 JOHNSTON RD
CELINA, OH 45822

| Neighborhood INDS01-INDS |
|---|
| Map: |
| Block: |
| Card: |
| Bk: Pg: |

COMMENT




| Sales Data | | | | | | Date |
|---|---|---|---|---|---|---|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: GS | 12/16/04 |
| 09/22/2021 | 110,000 | 3:WDC : 804 | 370 | ■ | Pricer: | |
| 05/12/2021 | 0 | 3:QCE : X : 0 | 370 | ☐ | Reviewer: | |
| 12/31/1998 | 63,000 | : A-M : 0 | 455 | ☐ | Final: | |
| | | | | ☐ | Call Back: | |
| | | | | ☐ | Visit: | |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | | ZONING |
|---|---|---|---|---|
| ■ PAVED | ■ LEVEL | ☐ WATER | ☐ | ☐ AG-RES |
| ☐ GRAVEL | ☐ HIGH | ☐ SEWER | ☐ | ■ COMMERCIAL |
| ☐ DIRT | ☐ LOW | ☐ GAS | ☐ | ☐ INDUSTRIAL |
| ☐ SIDEWALKS | ☐ ROLLING | ☐ ELECTRIC | ☐ | |
| ☐ CURBS | ☐ STANDARD | ■ STANDARD | | |

| VALUATION SUMMARY | | | | | |
|---|---|---|---|---|---|
| VALUE YEAR | | 2011 | | | |
| REASON FOR CHANGE | | RAPP | | | |
| ESTIMATED MARKET VALUE | LAND | 14,380 | | | |
| | IMPR | 26,340 | | | |
| | TOTAL | 40,720 | | | |
| ASSESSED VALUE | LAND | 5,030 | | | |
| | IMPR | 9,220 | | | |
| | TOTAL | 14,250 | | | |

| INFLUENCE FACTORS | | |
|---|---|---|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Totals: | | | | | | | 14,380 | 0 | 14,380 |

| CLASS/QUALITY RANK | |
|---|---|
| A) FP STRUCT. STEEL FRAME | 1. BASIC |
| B) R.C. FRAME | 2. FAIR |
| C) MASONRY BEARING WALLS | 3. AVE |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD |
| S) METAL M) MILL P) POLE | 5. EXCEL |

| | | | |
|---|---|---|---|
| TOTAL AREA | | PERIMETER | 0 |
| # STORIES | 1 | STORY HT | 12 |
| AGE | | SPRINKLER | |

| EX WALL | B | ROOFING | B | WINDOW | B | DOORS | B | FOUNDATION | B | FRAMING | B |
|---|---|---|---|---|---|---|---|---|---|---|---|
| STONE | ☐ | GABLE/HIP | ☐ | STORE FRT | ☐ | OVERHEAD | | SLAB | ■ | PRE ENG | ☐ |
| BRICK | ☐ | SHED/FLAT | ☐ | CASEMENT | ☐ | | | CRAWL | ☐ | STEEL | ☐ |
| CON BLK | ☐ | CON DECK | ☐ | DBLH | ☐ | | | PILE/COL | ☐ | REINF CONC | ☐ |
| WD/MTL | ■ | MTL DECK | ☐ | SLIDE BY | ☐ | | | REINFOR | ☐ | CB/MASON | ☐ |
| ENAM STL | ☐ | WD DECK | ☐ | **CANOPY** | B | | | STEEL | ☐ | FRAME | ☐ |
| ALUM/VYL | ☐ | METAL | ☐ | LIGHTED | ☐ | STEEL INS | ☐ | BRICK | ☐ | POLE | ☐ |
| CON PANEL | ☐ | ASPH | ☐ | SOFFITS | ☐ | WOOD | ☐ | STONE | ☐ | TILT UP | ☐ |
| PLATE GLS | ☐ | RUBBER | ☐ | C S W | ☐ | MTL | ☐ | CON BLK | ☐ | SANDWICH | ☐ |
| STUCCO | ☐ | BUILT UP | ☐ | **FACADE** | B | GLASS | ☐ | FRAME | ☐ | STANDARD | ■ |
| INSULATED | ☐ | INSULATED | ☐ | | | STANDARD | ■ | STANDARD | ☐ | | |

| H.V.A.C. | | | |
|---|---|---|---|
| Electric | ☐ | Electric Wall | ☐ |
| Forced Air Unit | ☐ | Hot Water | ☐ |
| Hot Water, Rad | ☐ | Space/ Wall Furnace | ☐ |
| Steam | ☐ | Warm & Cld Air | ☐ |
| Ventilation | ☐ | Heat Pump | ☐ |
| Package Unit | ☐ | Ind TW Heat Pump | ☐ |
| Hot & Cld Water | ☐ | Evaporated Cool | ☐ |
| Floor Furnace | ☐ | Co-Ray-Vac | ☐ |
| Complete HVAC | ☐ | No Heat | ☐ |
| Refrig. Cooling | ☐ | Standard | ■ |

| FLOORS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| CONCRETE | ☐ | ☐ | ☐ | ☐ | ☐ |
| WOOD | ☐ | ☐ | ☐ | ☐ | ☐ |
| TILE A Q V T | ☐ | ☐ | ☐ | ☐ | ☐ |
| CARPET | ☐ | ☐ | ☐ | ☐ | ☐ |
| ASPHALT | ☐ | ☐ | ☐ | ☐ | ☐ |
| GRAVEL | ☐ | ☐ | ☐ | ☐ | ☐ |
| DIRT | ☐ | ☐ | ☐ | ☐ | ☐ |
| STANDARD | ■ | | | | |

| PARTITIONS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| MASONRY | ☐ | ☐ | ☐ | ☐ | ☐ |
| WD STUD | ☐ | ☐ | ☐ | ☐ | ☐ |
| MTL STUD | ☐ | ☐ | ☐ | ☐ | ☐ |
| **CEILINGS** | B | 1 | 2 | 3 | U |
| ACCUT/PANEL | ☐ | ☐ | ☐ | ☐ | ☐ |
| PLASTER/DW | ☐ | ☐ | ☐ | ☐ | ☐ |
| SUSP/OPEN | ☐ | ☐ | ☐ | ☐ | ☐ |
| STANDARD | ■ | | | | |

| INTERIOR FINISH | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| UNFINISHED | ☐ | ☐ | ☐ | ☐ | ☐ |
| FINISH OPEN | ☐ | ☐ | ☐ | ☐ | ☐ |
| FINISH DIV | ☐ | ☐ | ☐ | ☐ | ☐ |
| PANEL | ☐ | ☐ | ☐ | ☐ | ☐ |
| PLASTER / DW | ☐ | ☐ | ☐ | ☐ | ☐ |
| BLOCK | ☐ | ☐ | ☐ | ☐ | ☐ |
| GLAZED TILE | ☐ | ☐ | ☐ | ☐ | ☐ |
| STANDARD | ■ | | | | |

| PLUMBING | B | | B |
|---|---|---|---|
| NO PLUMBING | ■ | EXTRA FIXTURES | |
| 2 FIXTURE BATH | | STANDARD | |
| 3 FIXTURE BATH | | | |

| LIGHTING | B | | B |
|---|---|---|---|
| | ☐ | FLUORESCENT | ☐ |
| | ☐ | SODIUM VAP | ☐ |
| | ☐ | MERCURY VAP | ☐ |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | |
| | ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | $/UNIT | UNADJUSTED $ | PHY | FC | EC | MARKET VALUE |
| B | 499.078:Utility Bldg: Wood Pole Constr | | 12 | 24 X 20 | 1 | 480 | | 1968 | | F | F | 15.00 | 7,200 | 52 | 0 | 0 | 3,460 |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | |
| AMENITY TOTAL | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | TOTAL IMPR | | 22,110 |

COMMENTS