Business Name:
Property Address: US RTE 127 DTE Code: 499

07-081300.0200

DUBLIN TWP
PARKWAY SD
02-36-300-003

LEGAL INFORMATION

Created in 2018 From 07-081300.0000 due to Split

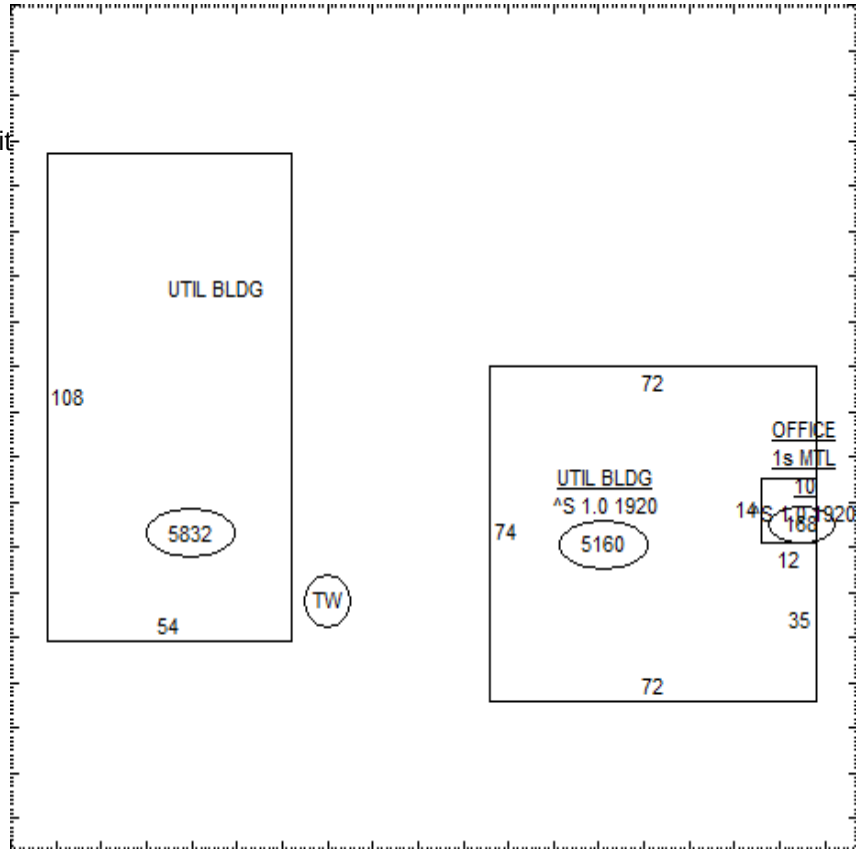
PT SE SW

Acres:2.2850

Neighborhood CRUR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

RTS: 002-04-36
KERNS TOM A & JUNE
KERNS TOM A & JUNE
5217 TAMA RD
CELINA, OH 45822

COMMENT
TY2022:Net Gen=$2,642.16, Other Assessment=$180.42
DE22 CLASS CHANGE; COMMERCIAL USE



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
04/11/2022	600,000	WDC : 229	199	■	Pricer:	
10/16/2018	0	QCE : X : 0	199	☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		2023	2022	2020	2020
REASON FOR CHANGE		RAPP	MISC	CAUV	RAPP
ESTIMATED MARKET VALUE	LAND	19,650	17,820	6,070	13,560
	IMPR	127,120	120,220	11,300	11,300
	TOTAL	146,770	138,040	17,370	24,860
ASSESSED VALUE	LAND	6,880	6,240	2,120	4,750
	IMPR	44,490	42,080	3,960	3,960
	TOTAL	51,370	48,320	6,080	8,710

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		

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	
1:Primary	A:2.285	20,000		19,650 0	
Totals:	Total Acres 2.2850			19,650 0	19,650

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	STORY HT	10	
AGE	SPRINKLER		

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
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	A			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	A	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	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	☐
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	☐	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	☐
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	499.078:Utility Bldg: frame, pole,			108 X 54	1	5,832		1976		A	A	20.00	116,640	35	0	0	75,820
B	900.001:Truck Well (per well) 12'			12 X 66	1	792		1976		A	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	447.000:OFFICE	S	10	14 X 12	1	168		1920	1978A	F	F	45.00	7,560	63	0	0	2,800
1	499.078:UTIL BLDG				1	5,160		1920	1978A	A	A	20.00	103,200	53	0	0	48,500

AMENITY TOTAL	0
TOTAL IMPR	127,120

COMMENTS

Business Name:
Property Address: US RTE 127 DTE Code: 499

07-081300.0200

DUBLIN TWP
PARKWAY SD
02-36-300-003

LEGAL INFORMATION

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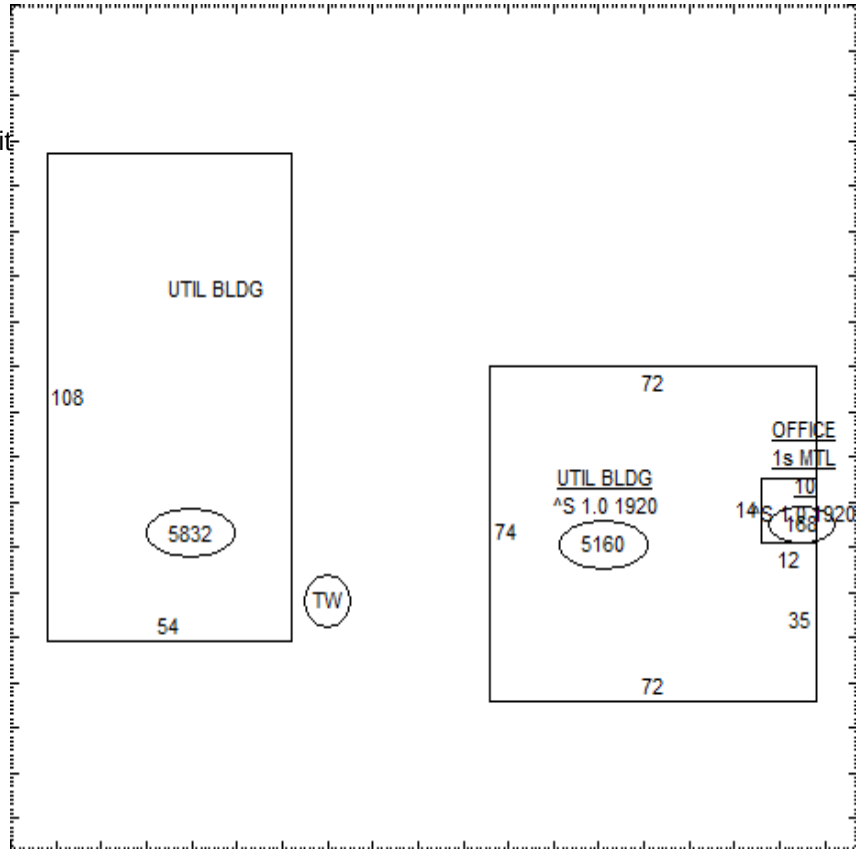
PT SE SW

Acres:2.2850

RTS: 002-04-36
KERNS TOM A & JUNE
KERNS TOM A & JUNE
5217 TAMA RD
CELINA, OH 45822

Neighborhood CRUR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT



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10/16/2018	0	QCE : X : 0	199	☐	Reviewer:	
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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		2019	2019	2019	2019
REASON FOR CHANGE		CAUV	MISC	CAUV	RAPP
ESTIMATED MARKET VALUE	LAND	6,930	13,320	3,880	16,770
	IMPR	10,600	10,600	10,600	10,600
	TOTAL	17,530	23,920	14,480	27,370
ASSESSED VALUE	LAND	2,430	4,660	1,360	5,870
	IMPR	3,710	3,710	3,710	3,710
	TOTAL	6,140	8,370	5,070	9,580

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:	Total Acres 2.2850						19,650	0	19,650

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**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
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**				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**		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			
NO PLUMBING		EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	
3 FIXTURE BATH			

LIGHTING			
FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL	0
TOTAL IMPR	127,120

COMMENTS

Business Name:
Property Address: US RTE 127 DTE Code: 499

07-081300.0200

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PARKWAY SD
02-36-300-003

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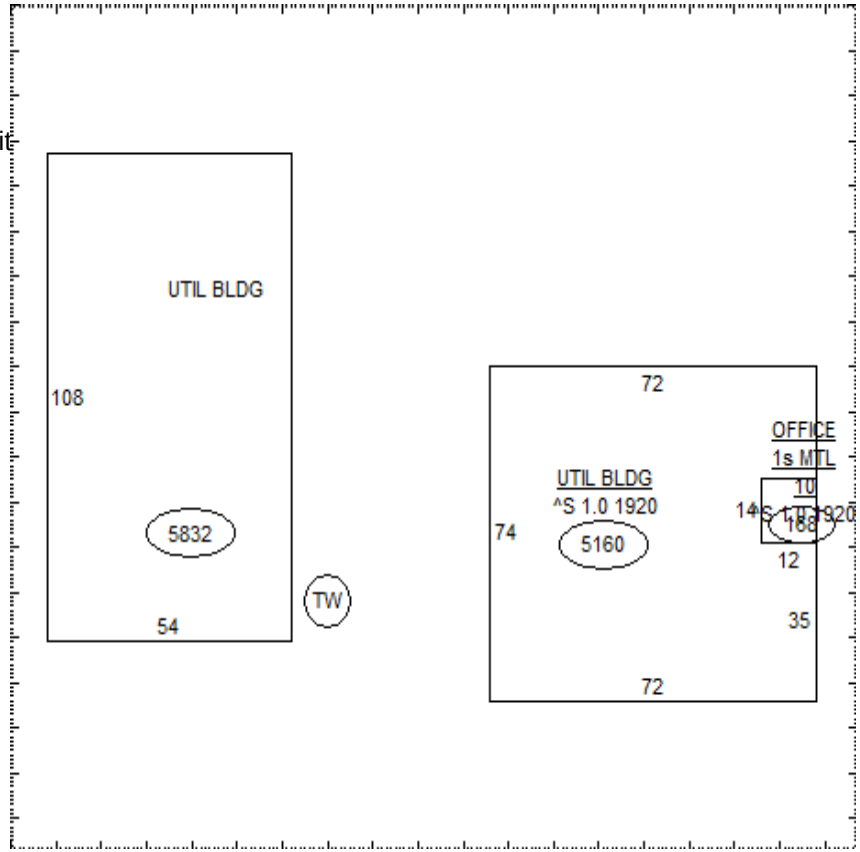
COMMENT



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10/16/2018	0	QCE : X : 0	199	☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		2018	2018		
REASON FOR CHANGE		CAUV	MISC		
ESTIMATED MARKET VALUE	LAND	0	0		
	IMPR	0	0		
	TOTAL	0	0		
ASSESSED VALUE	LAND	0	0		
	IMPR	0	0		
	TOTAL	0	0		

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		

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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:	Total Acres 2.2850						19,650	0	19,650

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
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TOTAL AREA	**PERIMETER**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
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**				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**		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			
NO PLUMBING		EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	
3 FIXTURE BATH			

LIGHTING			
FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL	0
TOTAL IMPR	127,120

COMMENTS