

26-064600.0000

RINDLER NATHAN R
RINDLER NATHAN R
7257 ST RTE 197
CELINA, OH 45822

LEGAL INFORMATION
TULLIS SUBDIVISION
W 1/2
LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RINDLER NATHAN R	7257 ST RTE 197	CELINA	OH	45822	02/11/2021	149,500	WDC : 111	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CDN LTD	7349 ST RTE 197	CELINA	OH	45822	05/25/2004	70,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SWOVELAND JON ETUX	509 N MARKET ST	VAN WERT	OH	45891 -1250		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 12/03/2010 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- 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

7257 ST RT 197
COMMENT
TY2022:Net Gen=\$2,005.12, Other
Assessment=\$2.00
de17 corr size of agf, rmv patios and add deck/rvl
dsktp rev
DE11 CORR GAR SIZE, ADD PAT

LAND COMPUTATIONS

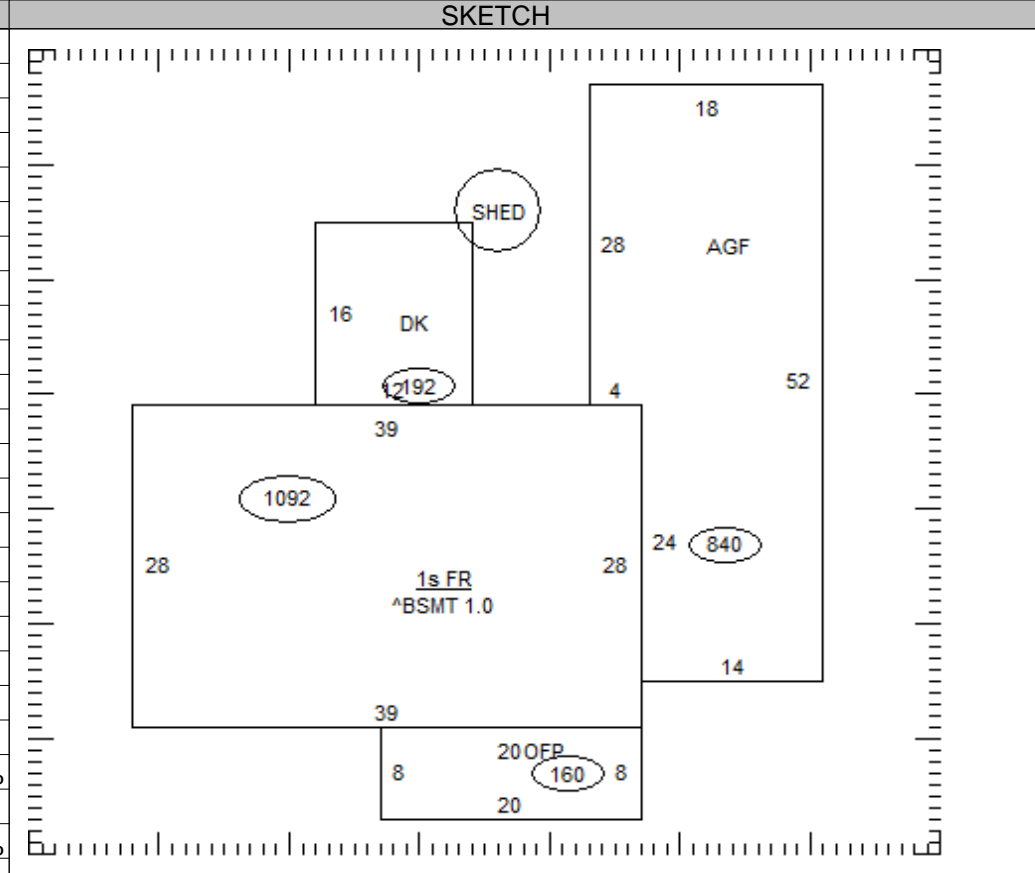
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F65 D200	ST240	DP113	ADJ271			17,600	0
TOTAL							17,600	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	17,600	14,700	14,000	14,000			
VALUE	IMPR	138,100	110,800	93,300	83,600			
	TOTAL	155,700	125,500	107,300	97,600			
ASSESSED	LAND	6,160	5,150	4,900	4,900			
VALUE	IMPR	48,340	38,780	32,660	29,260			
	TOTAL	54,500	43,930	37,560	34,160			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1092	FR	170,330



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1092		15,620
SUBTOTAL			185,950

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,092 S.F.		1,800
PLUMBING #	0		0

INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

GARAGES & CARPORTS			20,800
EXTRA FEATURES			4,500
SUBTOTAL			213,050

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES

GRADE FACTOR			100 %
UNADJUSTED VALUE			213,050
FACTOR			100 %

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,092	C		1956	2006	A	213,050	28	153,400		138,100
1 Shed	PP	10x12	120	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

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TOTAL 138,100

COMMENTS

Dwelling has an Economic Factor of 90%