

26-153600.0000

**219 INVESTMENTS LLC**

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810 LINDEN AVE

CELINA, OH 45822

**LEGAL INFORMATION**

NICHELSON MANOR

IN LOT 70

RTS: 003-06-04 LOT#: 70

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	219 INVESTMENTS LLC	810 LINDEN AVE	CELINA	OH	45822	02/14/2023	80,000	2:WDC : 68	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHMACKERS ELMER E &	880 S WILSON RD	TROY	OH	45373	08/05/1997	17,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 09/26/2011 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  E. SZ/SHAPE  J. OTHER/CDU

122 CHARLES AVE

COMMENT

TY2022:Net Gen=\$725.54, Other Assessment=\$0.00  
DE17 RMV CAR, ADD EFP AND OFF/DSKTP REV DE11 INFORMALS; NO ADJUSTMENT LAKE VIEW

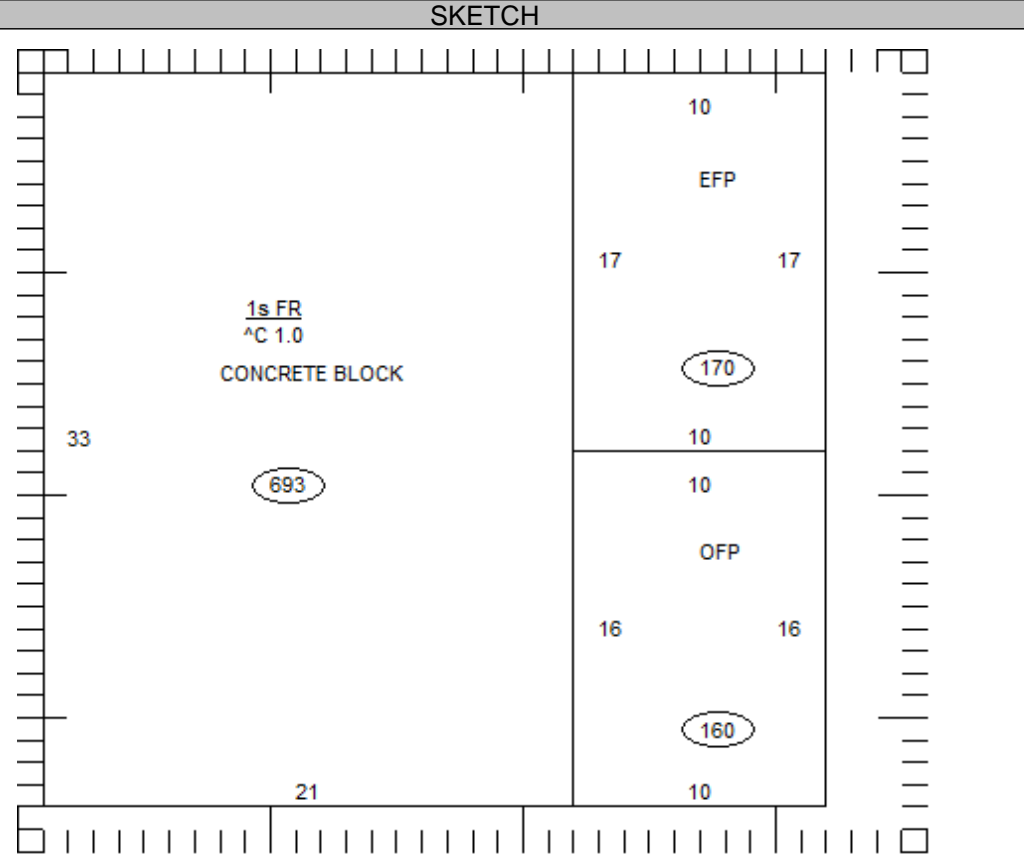
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D80	ST325	DP73	ADJ237			9,500	0
					TOTAL		9,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u> 9,500	7,700	7,300	6,500				
	<u>IMPR</u> 64,000	36,700	35,000	31,000				
	<u>TOTAL</u> 73,500	44,400	42,300	37,500				
ASSESSED VALUE	<u>LAND</u> 3,330	2,700	2,560	2,280				
	<u>IMPR</u> 22,400	12,850	12,250	10,850				
	<u>TOTAL</u> 25,730	15,550	14,810	13,130				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	693	FR	121,460
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input checked="" type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
<b>FLOORS</b>	B 1 2 3 U	<b>SUBTOTAL</b>			121,460
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0
<b>INT. FINISH</b>	B 1 2 3 U	HEATING	693 S.F.		-2,630
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			7,600
# OF ROOMS	4	<b>SUBTOTAL</b>			126,430
BEDROOMS	2	GRADE FACTOR			80 %
FIREPLACES		<b>UNADJUSTED VALUE</b>			101,140
HEAT & AC	B 1 2 3 U	FACTOR			100 %
NO HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>			
CTRL HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ST.HT			
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SIZE			
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AREA			
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GRADE			
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PRICE			
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AGE			
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	REMD			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	CND			
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	UNADJ VAL			
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	PHYS			
X FULL BATH		PHYS VAL			
X HALF BATH		FUNC			
X FIXTURES		TRUE VAL			



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TOTAL 64,000

**COMMENTS**  
 RENT \$400/MONTH / TENANT PAYS UTILITIES  
 Dwelling has an Economic Factor of 115%