

26-153700.0000

219 INVESTMENTS LLC

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810 LINDEN AVE

CELINA, OH 45822

LEGAL INFORMATION

NICHELSON MANOR

IN LOT 71

RTS: 003-06-04 LOT#: 71

	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	06/16/1995	20,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 06/14/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input checked="" type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	CHARLES AVE COMMENT TY2022:Net Gen=\$94.72, Other Assessment=\$0.00 WATERFRONT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D80	ST325	DP73	ADJ237	H:0.25		7,100	0
TOTAL							7,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017			
REASON FOR CHANGE	RAPP	RCLS	RAPP	RAPP			
APPRaised VALUE	LAND 7,100	5,800	5,800	5,500			
	IMPR 0	0	0	0			
	TOTAL 7,100	5,800	5,800	5,500			
ASSESSed VALUE	LAND 2,490	2,030	2,030	1,930			
	IMPR 0	0	0	0			
	TOTAL 2,490	2,030	2,030	1,930			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO											
BUILDING TYPE		<input type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> MOBILE HOME		<input 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											
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE											
X FULL BATH													
X HALF BATH													
X FIXTURES													
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						%							
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Shed		8x8	64	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

SKETCH													
TOTAL												0	

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COMMENTS

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