

Property Address: 2035 E LIVINGSTON ST

DTE Code: 499



26-213900.0000

JEFFERSON TWP
CELINA SD
09-05-176-002

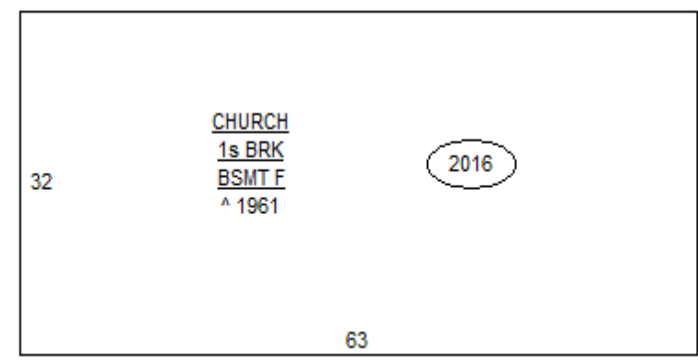
LEGAL INFORMATION

SE NW Acres:1.3600

RTS: 003-06-05
5 POINTE RENTAL PROPERTIES LLC
5 POINTE RENTAL PROPERTIES LLC
2035 E LIVINGSTON ST
CELINA, OH 45822

| | |
|------------------------|-----|
| Neighborhood CLAK26 | |
| Map: | |
| Block: | |
| Card: | |
| Bk: | Pg: |

COMMENT
TY2022:Net Gen=\$1,463.84, Other Assessment=\$0.00
DE20 REMOVE EXEMPTION UNLESS NEW OWNER QUALIFIES
DE23 RMV SHED; DESKTOP RVW



| Sales Data | | | | | | Date |
|------------|--------|------------|-----------|--------------------------|-------------|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 02/16/23 |
| 11/04/2019 | 83,000 | | WDC : 758 | 685 | ■ Pricer: | |
| 08/20/1985 | 40,000 | | : A : 0 | 685 | ■ Reviewer: | |
| | | | | <input type="checkbox"/> | Final: | |
| | | | | <input type="checkbox"/> | Call Back: | |
| | | | | <input type="checkbox"/> | Visit: | |

| VALUATION SUMMARY | | | | | |
|-------------------|-------|---------|--------|--------|--------|
| VALUE YEAR | | 2023 | 2020 | 2020 | 2020 |
| REASON FOR CHANGE | | RAPP | RAPP | MISC | RCLS |
| ESTIMATED | LAND | 61,200 | 11,150 | 11,150 | 11,150 |
| MARKET VALUE | IMPR | 77,330 | 65,330 | 69,390 | 78,090 |
| | TOTAL | 138,530 | 76,480 | 80,540 | 89,240 |
| ASSESSED | LAND | 21,420 | 3,900 | 3,900 | 3,900 |
| VALUE | IMPR | 27,070 | 22,870 | 24,290 | 27,330 |
| | TOTAL | 48,490 | 26,770 | 28,190 | 31,230 |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|---|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input checked="" type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> 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:1.36 | | 50,000 | | | | 61,200 | 0 |
| | | | | | | | | |
| | | | | | | | | |
| Totals: | Total Acres 1.3600 | | | | | | 61,200 | 0 |

| | | | | | | | | | | | | | |
|-----------------------------|----------------------|-----------|-------------------------------------|-----------|-------------------------------------|---------------|--------------------------|-----------|-------------------------------------|------------|-------------------------------------|------------|-------------------------------------|
| | | EX WALL | A | ROOFING | A | WINDOW | A | DOORS | A | FOUNDATION | A | FRAMING | A |
| | | STONE | <input type="checkbox"/> | GABLE/HIP | <input type="checkbox"/> | STORE FRT | <input type="checkbox"/> | OVERHEAD | <input type="checkbox"/> | SLAB | <input type="checkbox"/> | PRE ENG | <input type="checkbox"/> |
| CLASS/QUALITY RANK | | BRICK | <input checked="" type="checkbox"/> | SHED/FLAT | <input type="checkbox"/> | CASEMENT | <input type="checkbox"/> | | | CRAWL | <input type="checkbox"/> | STEEL | <input type="checkbox"/> |
| A) FP STRUCT. STEEL FRAME | 1. BASIC | CON BLK | <input type="checkbox"/> | CON DECK | <input type="checkbox"/> | DBLH | <input type="checkbox"/> | | | PILE/COL | <input type="checkbox"/> | REINF CONC | <input type="checkbox"/> |
| B) R.C. FRAME | 2. FAIR | WD/MTL | <input type="checkbox"/> | MTL DECK | <input type="checkbox"/> | SLIDE BY | <input type="checkbox"/> | | | REINFOR | <input type="checkbox"/> | CB/MASON | <input type="checkbox"/> |
| C) MASONRY BEARING WALLS | 3. AVE | ENAM STL | <input type="checkbox"/> | WD DECK | <input type="checkbox"/> | CANOPY | A | | | STEEL | <input type="checkbox"/> | FRAME | <input type="checkbox"/> |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD | ALUM/VYL | <input type="checkbox"/> | METAL | <input type="checkbox"/> | LIGHTED | <input type="checkbox"/> | STEEL INS | <input type="checkbox"/> | BRICK | <input type="checkbox"/> | POLE | <input type="checkbox"/> |
| S) METAL M) MILL P) POLE | 5. EXCEL | CON PANEL | <input type="checkbox"/> | ASPH | <input checked="" type="checkbox"/> | SOFFITS | <input type="checkbox"/> | WOOD | <input type="checkbox"/> | STONE | <input type="checkbox"/> | TILT UP | <input type="checkbox"/> |
| TOTAL AREA | PERIMETER 190 | PLATE GLS | <input type="checkbox"/> | RUBBER | <input type="checkbox"/> | C S W | <input type="checkbox"/> | MTL | <input type="checkbox"/> | CON BLK | <input checked="" type="checkbox"/> | SANDWICH | <input type="checkbox"/> |
| # STORIES 1 | STORY HT | STUCCO | <input type="checkbox"/> | BUILT UP | <input type="checkbox"/> | FACADE | A | GLASS | <input type="checkbox"/> | FRAME | <input type="checkbox"/> | STANDARD | <input checked="" type="checkbox"/> |
| AGE | SPRINKLER | INSULATED | <input type="checkbox"/> | INSULATED | <input type="checkbox"/> | | | STANDARD | <input checked="" type="checkbox"/> | STANDARD | <input type="checkbox"/> | | |

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|-----------------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------|---|---|---|---|------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| H.V.A.C. | | FLOORS | | | | | PARTITIONS | | | | | INTERIOR FINISH | | | | | | | | | | | |
| Electric | <input type="checkbox"/> Electric Wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B | 1 | 2 | 3 | U | MASONRY | <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"/> |
| Forced Air Unit | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | WD STUD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH OPEN | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot Water, Rad | <input type="checkbox"/> Space/ Wall Furnace | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | MTL STUD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH DIV | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Steam | <input type="checkbox"/> Warm & Cld Air | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | CEILINGS | B | 1 | 2 | 3 | U | PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ventilation | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | ACCUT/PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLASTER / DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Package Unit | <input type="checkbox"/> Ind TW Heat Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BLOCK | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot & Cld Water | <input type="checkbox"/> Evaporated Cool | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | SUSP/OPEN | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GLAZED TILE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor Furnace | <input type="checkbox"/> Co-Ray-Vac | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | STANDARD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STANDARD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|-------------------|-----------------------------------|--------------------------|-----------------|--|--|--|--------------------------|-----------------|--|--|--|--------------------------|-------------|--|--|--|--------------------------|--------------|--|--|--|-------------------------------------|
| Complete HVAC | <input type="checkbox"/> No Heat | <input type="checkbox"/> | PLUMBING | | | | A | LIGHTING | | | | A | | | | | | | | | | |
| Refrig. Cooling | <input type="checkbox"/> Standard | <input type="checkbox"/> | NO PLUMBING | | | | <input type="checkbox"/> | EXTRA FIXTURES | | | | <input type="checkbox"/> | FLUORESCENT | | | | <input type="checkbox"/> | METAL HALIDE | | | | <input type="checkbox"/> |
| | | | 2 FIXTURE BATH | | | | 2 | STANDARD | | | | <input type="checkbox"/> | SODIUM VAP | | | | <input type="checkbox"/> | STANDARD | | | | <input checked="" type="checkbox"/> |
| YARD ITEMS | | | 3 FIXTURE BATH | | | | | | | | | <input type="checkbox"/> | MERCURY VAP | | | | <input type="checkbox"/> | | | | | <input type="checkbox"/> |

| 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 |
|------------------|-------|----|-------------|----|-------|-------|------|-----|-----|-----|---------|---------------|-----|----|----|--------------|
| A 685.000:CHURCH | | | 32 X 63 | 1 | 2,016 | | 1961 | | F | F | 49.00 | 98,780 | 52 | 0 | 0 | 47,410 |
| 1 900.052:BSMT F | | | 32 X 63 | 1 | 2,016 | | 1961 | | A | F | 28.00 | 56,450 | 47 | 0 | 0 | 29,920 |
| | | | | | | | | | | | | | | | | |
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|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------|--------|
| AMENITY TOTAL | | | | | | | | | | | | | | | | 0 | |
| | | | | | | | | | | | | | | | | TOTAL IMPR | 77,330 |

COMMENTS

Property Address: 2035 E LIVINGSTON ST

DTE Code: 499



26-213900.0000

JEFFERSON TWP
CELINA SD
09-05-176-002

LEGAL INFORMATION

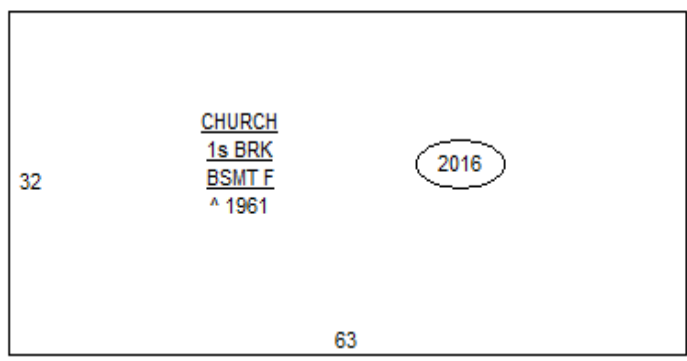
SE NW Acres:1.3600

RTS: 003-06-05

5 POINTE RENTAL PROPERTIES LLC
5 POINTE RENTAL PROPERTIES LLC
2035 E LIVINGSTON ST
CELINA, OH 45822

| | |
|------------------------|-----|
| Neighborhood CLAK26 | |
| Map: | |
| Block: | |
| Card: | |
| Bk: | Pg: |

COMMENT



| Sales Data | | | | | | Date |
|------------|--------|------------|-----------|--------------------------|-------------|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 02/16/23 |
| 11/04/2019 | 83,000 | | WDC : 758 | 685 | ■ Pricer: | |
| 08/20/1985 | 40,000 | | : A : 0 | 685 | ■ Reviewer: | |
| | | | | <input type="checkbox"/> | Final: | |
| | | | | <input type="checkbox"/> | Call Back: | |
| | | | | <input type="checkbox"/> | Visit: | |

| VALUATION SUMMARY | | | |
|------------------------|-------|--------|--|
| VALUE YEAR | | 2017 | |
| REASON FOR CHANGE | | RAPP | |
| ESTIMATED MARKET VALUE | LAND | 11,150 | |
| | IMPR | 78,090 | |
| | TOTAL | 89,240 | |
| ASSESSED VALUE | LAND | 3,900 | |
| | IMPR | 27,330 | |
| | TOTAL | 31,230 | |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|---|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input checked="" type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> 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 |
|-----------|--------------------|---|------|---|-----|--------|-------|--------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Totals: | Total Acres 1.3600 | | | | | 61,200 | 0 | 61,200 |

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

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|-----------------|--------------------------|---------------------|--------------------------|--------------|---|---|---|-------------------|---|----------------|---|---|------------------------|---|---|--------------|---|---|---|---|---|
| H.V.A.C. | | | FLOORS | | | | | PARTITIONS | | | | | INTERIOR FINISH | | | | | | | | |
| Electric | <input type="checkbox"/> | Electric Wall | <input type="checkbox"/> | CONCRETE | B | 1 | 2 | 3 | U | MASONRY | B | 1 | 2 | 3 | U | UNFINISHED | B | 1 | 2 | 3 | U |
| Forced Air Unit | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | WOOD | | | | | | WD STUD | | | | | | FINISH OPEN | | | | | |
| Hot Water, Rad | <input type="checkbox"/> | Space/ Wall Furnace | <input type="checkbox"/> | TILE A Q V T | | | | | | MTL STUD | | | | | | FINISH DIV | | | | | |
| Steam | <input type="checkbox"/> | Warm & Cld Air | <input type="checkbox"/> | CARPET | | | | | | CEILING | B | 1 | 2 | 3 | U | PANEL | | | | | |
| Ventilation | <input type="checkbox"/> | Heat Pump | <input type="checkbox"/> | ASPHALT | | | | | | ACCUT/PANEL | | | | | | PLASTER / DW | | | | | |
| Package Unit | <input type="checkbox"/> | Ind TW Heat Pump | <input type="checkbox"/> | GRAVEL | | | | | | PLASTER/DW | | | | | | BLOCK | | | | | |
| Hot & Cld Water | <input type="checkbox"/> | Evaporated Cool | <input type="checkbox"/> | DIRT | | | | | | SUSP/OPEN | | | | | | GLAZED TILE | | | | | |
| Floor Furnace | <input type="checkbox"/> | Co-Ray-Vac | <input type="checkbox"/> | STANDARD | | | | | | STANDARD | | | | | | STANDARD | | | | | |

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|-------------------|--------------------------|----------|--------------------------|-----------------|----------------|--|--|--|-------------|--|--|-------------|--------------|--|--|--|--|--|--|
| PLUMBING | | | | LIGHTING | | | | | | | | | | | | | | | |
| Complete HVAC | <input type="checkbox"/> | No Heat | <input type="checkbox"/> | NO PLUMBING | EXTRA FIXTURES | | | | FLUORESCENT | | | | METAL HALIDE | | | | | | |
| Refrig. Cooling | <input type="checkbox"/> | Standard | <input type="checkbox"/> | 2 FIXTURE BATH | STANDARD | | | | SODIUM VAP | | | | STANDARD | | | | | | |
| YARD ITEMS | | | | 3 FIXTURE BATH | | | | | | | | 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 |
|------|-------|----|-------------|----|------|-------|-----|-----|-----|-----|---------|---------------|-----|----|----|--------------|
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AMENITY TOTAL 0
TOTAL IMPR 77,330

COMMENTS