

Property Address: 502 W MARKET ST

DTE Code: 499



\*27-005700.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 08-01-254-008

**LEGAL INFORMATION**

SW NE  
 W SD R R ROW  
 RTS: 002-06-01  
**STACHLER PROPERTIES LLC**  
 STACHLER PROPERTIES LLC  
 4603 KUHN RD  
 CELINA, OH 45822

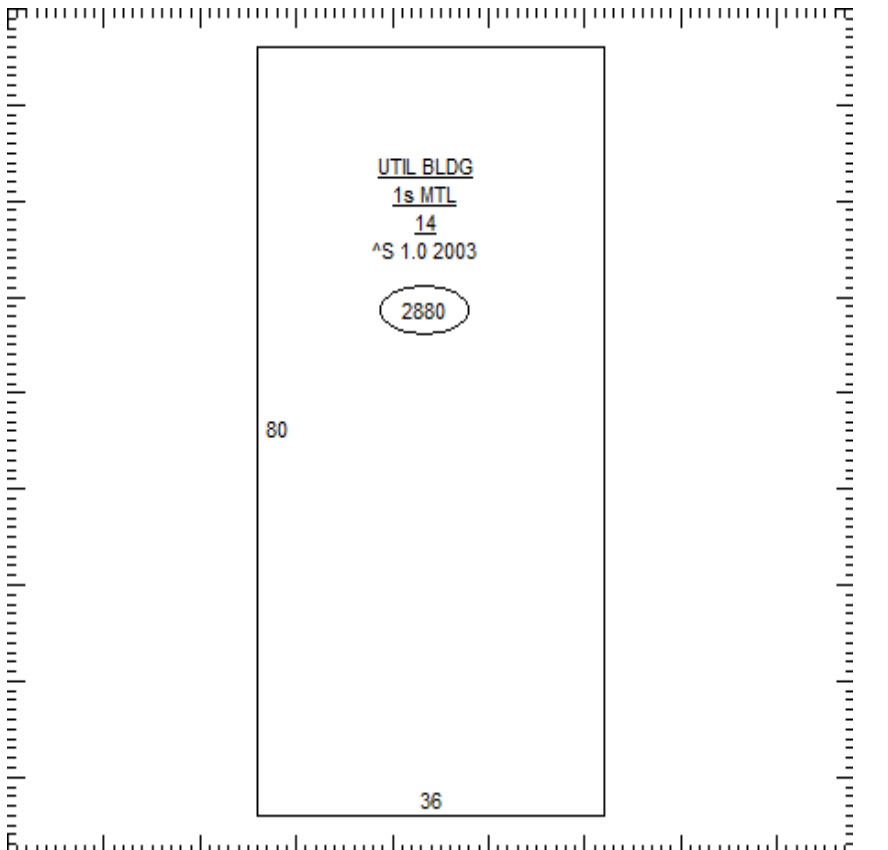
Acres:0.3500 M:0.0000

|                                  |
|----------------------------------|
| Neighborhood<br>CSTR20           |
| Map: 04<br>Block: 05<br>Card: 01 |
| Bk: Pg:                          |

**COMMENT**  
 Tax Incentive Exempt Parcel: 27-005700.000K (TY2022 L=0; B=64,260; T=64,260)  
 TY2022:Net Gen=\$227.86, Other Assessment=\$1,211.46  
 2004 BASE VALUES: L:\$12,090 B:\$0 T:\$12,090  
 2020 DUPL VALUES: L:\$13,450 B:\$62,900 T:\$76,350  
 2023 DUPL VALUES: L:\$16,820 B:\$58,950 T:\$75,770  
 TAX INCENTIVE: TF504

| Sales Data |         |            |           |       |                          | Date       |
|------------|---------|------------|-----------|-------|--------------------------|------------|
| Date       | Amount  | Deed:Conv# | Use       | Valid | Lister:                  | 08/17/17   |
| 09/20/2021 | 160,000 |            | WDC : 796 | 499   | ■                        | Pricer:    |
| 06/20/2018 | 115,000 |            | WDC : 436 | 499   | ■                        | Reviewer:  |
| 09/26/2002 | 15,000  |            | : A : 0   | 499   | ■                        | Final:     |
|            |         |            |           |       | <input type="checkbox"/> | Call Back: |
|            |         |            |           |       | <input type="checkbox"/> | Visit:     |

| VALUATION SUMMARY      |              |              |              |  |
|------------------------|--------------|--------------|--------------|--|
| VALUE YEAR             | * 2023       | * 2020       | * 2017       |  |
| REASON FOR CHANGE      | RAPP         | RAPP         | RAPP         |  |
| ESTIMATED MARKET VALUE | 12,090       | 12,090       | 12,090       |  |
|                        | 0            | 0            | 0            |  |
|                        | TOTAL 12,090 | TOTAL 12,090 | TOTAL 12,090 |  |
| ASSESSED VALUE         | 4,230        | 4,230        | 4,230        |  |
|                        | 0            | 0            | 0            |  |
|                        | TOTAL 4,230  | TOTAL 4,230  | TOTAL 4,230  |  |



| 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 checked="" 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 type="checkbox"/> ELECTRIC            |  |
| <input type="checkbox"/> CURBS            | <input type="checkbox"/> STANDARD         | <input checked="" 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 |
|-----------|----------|---|--------------------|---|-----|---|--------|---|
| F:Front   | F57 D265 |   | ST250 DP118 ADJ295 |   |     |   | 16,820 | 0 |
|           |          |   |                    |   |     |   |        |   |
|           |          |   |                    |   |     |   |        |   |
| Totals:   |          |   |                    |   |     |   | 12,090 | 0 |

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

| H.V.A.C.        |                          |                     | FLOORS                              | B            | 1                        | 2                                   | 3                        | U                        | PARTITIONS  | B                        | 1                                   | 2                        | 3                        | U                        | INTERIOR FINISH | B                        | 1                                   | 2                        | 3                        | U                        |
|-----------------|--------------------------|---------------------|-------------------------------------|--------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Electric        | <input type="checkbox"/> | Electric Wall       | <input type="checkbox"/>            | CONCRETE     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MASONRY     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | UNFINISHED      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Forced Air Unit | <input type="checkbox"/> | Hot Water           | <input type="checkbox"/>            | WOOD         | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | WD STUD     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH OPEN     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot Water, Rad  | <input type="checkbox"/> | Space/ Wall Furnace | <input checked="" type="checkbox"/> | TILE A Q V T | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | MTL STUD    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FINISH DIV      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Steam           | <input type="checkbox"/> | Warm & Cld Air      | <input type="checkbox"/>            | CARPET       | <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"/>            | ASPHALT      | <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"/>            | GRAVEL       | <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"/>            | DIRT         | <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"/>            | STANDARD     | <input type="checkbox"/> |                                     |                          |                          | STANDARD    | <input type="checkbox"/> |                                     |                          |                          |                          | STANDARD        | <input type="checkbox"/> |                                     |                          |                          |                          |

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

| ITEM                | CONST | HT | SIZE X SIZE | FL | AREA  | UNITS | AGE  | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE |
|---------------------|-------|----|-------------|----|-------|-------|------|-----|-----|-----|---------|---------------|-----|----|----|--------------|
| A 499.078:UTIL BLDG | P     | 14 | 80 X 36     | 1  | 2,880 |       | 2002 |     | A   | G   | 23.00   | 66,240        | 11  | 0  | 0  | 58,950       |
| AMENITY TOTAL       |       |    |             |    |       |       |      |     |     |     |         |               |     |    |    | 0            |
| TOTAL IMPR          |       |    |             |    |       |       |      |     |     |     |         |               |     |    | *0 |              |

COMMENTS