27-020370.0125

COMALLI ENTERPRISES LLC
COMALLI ENTERPRISES LLC
8393 INDIAN TRAIL RD
MARIA STEIN, OH 45860

JEFFERSON TWP-CELINA CORP / CELINA SD
06-31-232-013

LEGAL INFORMATION
THE MEADOWS
PT LOT
LOT#: 25

Property Class: 520
Neighborhood 27502705
Map: 02
Block: 05
Card: 34
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COMALLI ENTERPRISES LLC	8393 INDIAN TRAIL RD	MARIA STEIN	OH	45860	11/15/2021	180,000	WDC : 956	☐	■
2	LARUES LIVEN'S LLC	1700 MOCKINGBIRD LN	CELINA	OH	45822	08/13/2010	0	QCE : X : 0	☐	☐
3	LARUE PHILLIP D & SHARON S	1917 KNAPKE CT	CELINA	OH	45822	03/18/1997	71,300	: X-A : 0	☐	☐

X: ☐ TTO LISTER: LG DATE: 07/25/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ 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

PROPERTY LOCATION
1125 TEABERRY LN

COMMENT
TY2022:Net Gen=$2,042.98, Other Assessment=$0.00
DE16 DESKTOP REVIEW//RMV FRONT PATIOS
1127 TEABERRY LANE
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F78 D130	ST390 DP93 ADJ363		28,300 0
			TOTAL	28,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	28,300	16,100	18,500	21,800				
	IMPR	151,700	110,300	110,300	105,300				
	TOTAL	180,000	126,400	128,800	127,100				
ASSESSED VALUE	LAND	9,910	5,640	6,480	7,630				
	IMPR	53,100	38,610	38,610	36,860				
	TOTAL	63,010	44,250	45,090	44,490				

OCCUPANCY	EXTERIOR
☐SF ■DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE
ROOFING	**ROOF TYPE**
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

ACCOMMODATIONS					
# OF ROOMS		8			
BEDROOMS		4			
FIREPLACES					

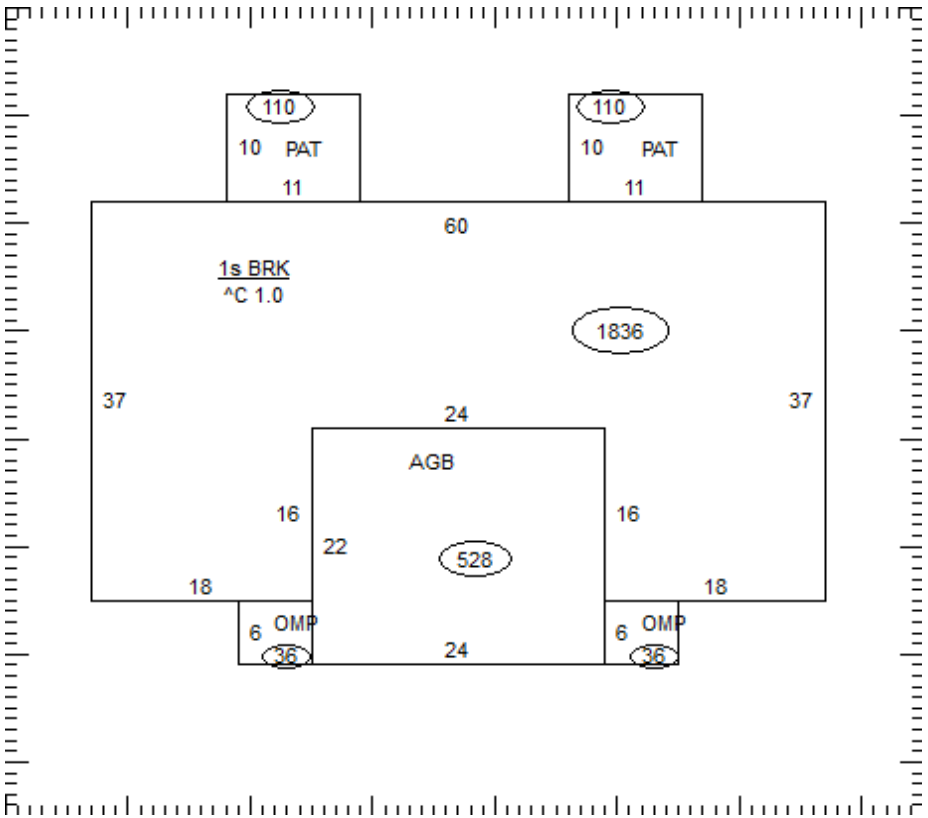
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1836	BRK	240,410

SUBTOTAL		240,410
MULTI-FAMILY #	1	2,500
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,836 S.F.	3,030
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,800
EXTRA FEATURES		2,400
SUBTOTAL		266,770
GRADE FACTOR		105 %
UNADJUSTED VALUE		210,080
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,836	C+		1996		A	210,080	24	159,660		151,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		151,700

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COMMENTS

Dwelling has an Economic Factor of 95%