

Property Address: IRMSCHER BLVD

DTE Code: 740



JEFFERSON TWP-CELINA CORP
CELINA SD
06-32-401-001

27-026951.475K

LEGAL INFORMATION

Created in 2021 From - . 0 due to New

EAGLEBROOKE ESTATES
COMMERCIAL AREA
PLATTED 10/26/95 LOT#: 1
MHI PROPERTIES LLC
MHI PROPERTIES LLC
8825 HOYING RD
ANNA, OH 45302

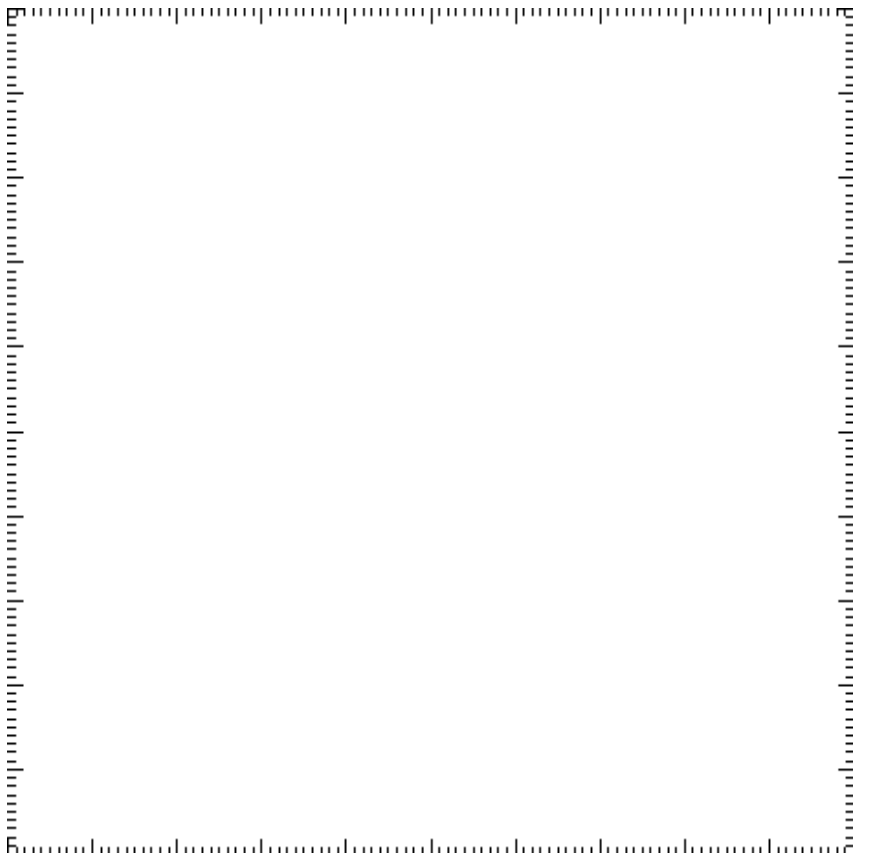
Acres:0.8672 M:0.0000

Neighborhood CSTR70-70
Map: 02
Block: 18
Card: 09
Bk: Pg:

COMMENT
Tax Incentive Base Parcel: 27-026951.4750 (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
DE22 APTS OCC; RMV INC
DE21 ADD APT TRIPLXS; ONE IS NOT COMPL
ADDRESSES: 1426,1428,1430,1432,1434 & 1436
2004 BASE VALUES: L:\$0
2021 DUPL VALUES: L:\$72,900 B:\$156,600 T:\$229,500
2023 DUPL VALUES:L:\$ 72,900 B:\$273,000 T:\$345,900

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TR		03/21/22
02/18/2020	105,000		WDC : 91	500	<input checked="" type="checkbox"/>	Pricer:	
04/04/2014	0		8:QCE : X : 0	500	<input type="checkbox"/>	Reviewer:	
10/28/2004	85,000		WDC : A : 0	400	<input checked="" type="checkbox"/>	Final:	
12/27/2002	1,000,000		: A-M : 0	400	<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2022	* 2021
REASON FOR CHANGE		RAPP	MISC	NC
ESTIMATED	LAND	72,900	72,900	72,900
MARKET VALUE	IMPR	0	0	156,600
	TOTAL	72,900	72,900	229,500
ASSESSED	LAND	25,520	25,520	25,520
VALUE	IMPR	0	0	54,810
	TOTAL	25,520	25,520	80,330



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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 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
Totals:						72,900	0	72,900

				EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING														
				STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG														
CLASS/QUALITY RANK				BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL														
A) FP STRUCT. STEEL FRAME		1. BASIC		CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC														
B) R.C. FRAME		2. FAIR		WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON														
C) MASONRY BEARING WALLS				3. AVE	ENAM STL	WD DECK	CANOPY	STEEL	FRAME														
D) WD OR STEEL FR EX. WALLS		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															
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						MASONRY						UNFINISHED							
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						CEILINGS	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							
Complete HVAC		<input type="checkbox"/> No Heat <input type="checkbox"/>		PLUMBING						LIGHTING													
Refrig. Cooling		<input type="checkbox"/> Standard <input type="checkbox"/>		NO PLUMBING				EXTRA FIXTURES				FLUORESCENT				METAL HALIDE							
				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							
AMENITY TOTAL																						0	
TOTAL IMPR																							*0
COMMENTS																							



27-026951.475K

JEFFERSON TWP-CELINA CORP
 CELINA SD
 06-32-401-001

Created in 2021 From - . 0 due to New

Acres:0.8672 M:0.0000

Neighborhood CSTR70-70
Map: 02 Block: 18 Card: 09
Bk: Pg:

LEGAL INFORMATION

EAGLEBROOKE ESTATES
 COMMERCIAL AREA
 PLATTED 10/26/95 LOT#: 1
MHI PROPERTIES LLC
 MHI PROPERTIES LLC
 8825 HOYING RD
 ANNA, OH 45302

COMMENT
 TAX INCENTIVE: AB33

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: TR	03/21/22
12/27/2002	1,000,000		: A-M : 0 400	<input type="checkbox"/>	Pricer:	
				<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u> <u>IMPR</u> <u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u> <u>IMPR</u> <u>TOTAL</u>		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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 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
Totals:						72,900	0	72,900

		EX WALL	STONE		ROOFING	GABLE/HIP		WINDOW	STORE FRT		DOORS	OVERHEAD		FOUNDATION	SLAB		FRAMING	PRE ENG																				
CLASS/QUALITY RANK				BRICK	SHED/FLAT	CASEMENT							CRAWL	STEEL																								
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH									PILE/COL	REINF CONC																								
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY									REINFOR	CB/MASON																								
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	CANOPY									STEEL	FRAME																								
D) WD OR STEEL FR EX. WALLS	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																									
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						MASONRY										UNFINISHED																		
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						CEILINGS			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																		
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING							LIGHTING																											
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING							EXTRA FIXTURES							FLUORESCENT					METAL HALIDE															
				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																						
AMENITY TOTAL																																				0		
																																					TOTAL IMPR	*0
COMMENTS																																						