

Property Address: 1419 ST RT 197

DTE Code: 740



\*27-027120.000K\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
06-32-301-002

**LEGAL INFORMATION**

Created in 2012

SCHUNCK ADDITION  
E PT L1, E PT L2, & ALL  
LOTS 3 & 4 NW SW SEC RTS: 003-05-32

Acres:2.9060 M:0.0000

Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:

**KLOSTERMAN SEAN S**  
KLOSTERMAN SEAN S  
1419 STATE ROUTE 197  
CELINA, OH 45822

COMMENT  
Tax Incentive Base Parcel: 27-027120.0000 (TY2022 L=87,000; B=16,030; T=103,030)  
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
2004 BASE VALUES:L:\$87,000 B:\$16,030 T:\$103,030  
2020 DUPL VALUES: L:\$84,270 B:\$35,700 T:\$119,970  
2023 DUPL VALUES: L:69,740 B:\$37,230 T:\$106,970  
TAX INCENTIVE: TF503

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DA	11/04/04
05/12/2020	169,500		WDC : 305	499	<input checked="" type="checkbox"/>	Pricer:	
05/14/2001	0		: X : 0	499	<input type="checkbox"/>	Reviewer:	
					<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	0	0	0
MARKET VALUE	IMPR	3,940	16,940	11,910
	TOTAL	3,940	16,940	11,910
ASSESSED	LAND	0	0	0
VALUE	IMPR	1,380	5,930	4,170
	TOTAL	1,380	5,930	4,170

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 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
Totals:						0	0	0

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

Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/> PLUMBING	NO PLUMBING					EXTRA FIXTURES					LIGHTING				
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	2 FIXTURE BATH					STANDARD					FLUORESCENT				
			3 FIXTURE BATH										SODIUM VAP				
													MERCURY VAP				

YARD ITEMS																	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	

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	*3,940

COMMENTS																	