

27-082900.0000

STEINBRUNNER RENTALS LLC

STEINBRUNNER RENTALS LLC

1149 JEFFERSON AVE

CELINA, OH 45822

LEGAL INFORMATION

OLD PLAT

W 1/2

LOT#: 170

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEINBRUNNER RENTALS LLC	1149 JEFFERSON AVE	CELINA	OH	45822	07/16/2021	62,000	WDC : 570	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HOOD CHRISTOPHER T	319 E FULTON ST	CELINA	OH	45822	01/10/2018	56,000	WDC : 12	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	GUINGRICH RODGER &	226 E ANTHONY ST	CELINA	OH	45822	06/14/1990	23,300	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: EE DATE: 05/16/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	319 E FULTON ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$1,171.76, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	
				<input type="checkbox"/> F. RESTRICT	
				<input type="checkbox"/> G. WOOD LT	
				<input type="checkbox"/> H. VACANCY	
				<input type="checkbox"/> I. WATER FRONT	
				<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F41 D132	ST380	DP94	ADJ357		14,600		0
					TOTAL	14,600		0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED	<u>LAND</u>	14,600	9,100	7,300				
VALUE	<u>IMPR</u>	82,600	63,400	46,800				
	<u>TOTAL</u>	97,200	72,500	54,100				
ASSESSED	<u>LAND</u>	5,110	3,190	2,560				
VALUE	<u>IMPR</u>	28,910	22,190	16,380				
	<u>TOTAL</u>	34,020	25,380	18,940				

OCCUPANCY SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

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 4 2
 BEDROOMS 1 2
 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
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	829	FR	139,960
.5	262	FR	27,480
BSMT			525
SUBTOTAL			7,510
MULTI-FAMILY #			0
BUILDING TYPE			100%
BSMT FINISH			0 S.F.
FIREPLACE #			0
HEATING			262 S.F.
AIR COND			0 S.F.
PLUMBING #			0
GARAGES & CARPORTS			0
EXTRA FEATURES			1,100
SUBTOTAL			175,050
GRADE FACTOR			95 %
UNADJUSTED VALUE			166,300
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,091	C-		1937		A	166,300	45	91,470		82,300
1 Gar - Frame		12x24	288	D	18.96	1937		A	5,460	95	270		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-082900.0000 TOTAL 82,600

COMMENTS

Dwelling has an Economic Factor of 90%

