

27-092000.0000

**206 EAST WAYNE STREET LLC**  
206 EAST WAYNE STREET LLC  
6902 STEARNS LN  
CELINA, OH 45822

**LEGAL INFORMATION**  
OLD PLAT LOT 227 E 1/2  
ALSO W SD LOT 226  
LOT#: 227

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	206 EAST WAYNE STREET LLC	6902 STEARNS LN	CELINA	OH	45822	11/01/2019	95,000	WDC : 747	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FISHER ANGELA M	206 WAYNE ST	CELINA	OH	45822	10/28/2003	77,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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

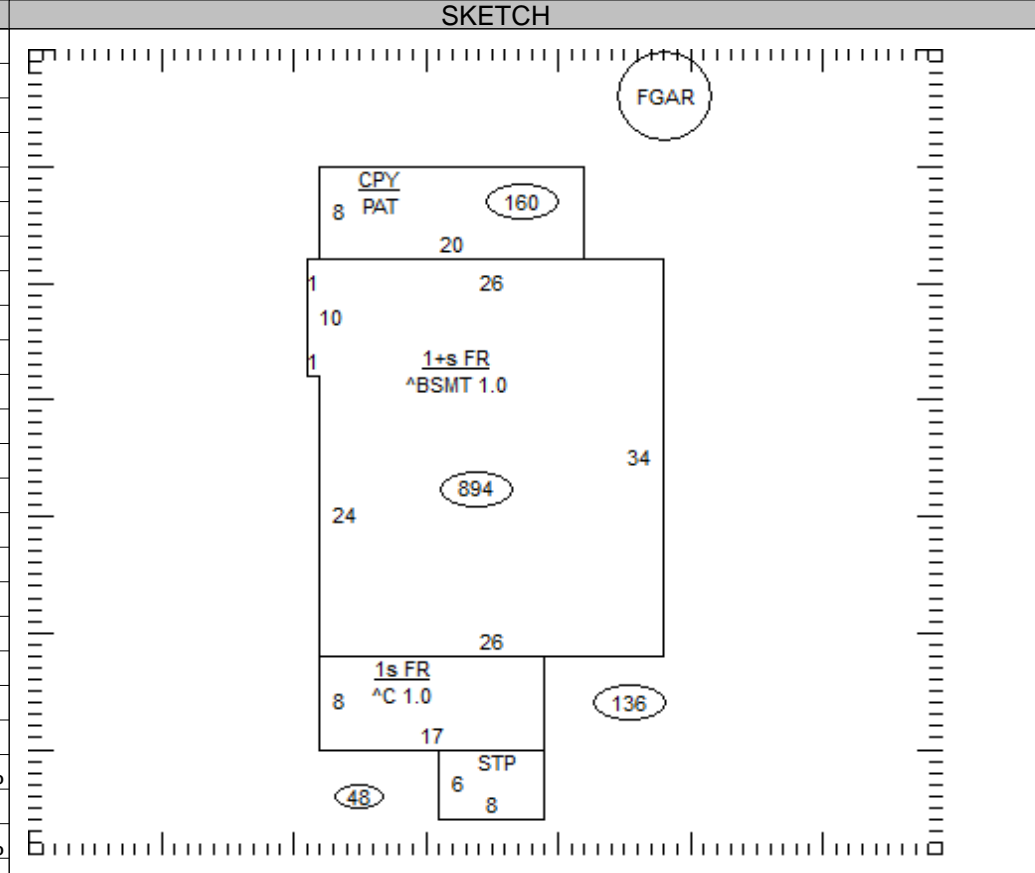
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <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	206 E WAYNE ST, CELINA <b>COMMENT</b> TY2022:Net Gen=\$1,354.58, Other Assessment=\$0.00 DE16 DESKTOP RVW CHG: COR CAN/PAT MSMNT DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F7 D132	ST380	DP94	ADJ357		2,500 0
F:Front	F41 D132	ST380	DP94	ADJ357		14,600 0
					TOTAL	17,100 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 17,100	10,700	8,600				
	<u>IMPR</u> 96,100	73,100	55,000				
	<u>TOTAL</u> 113,200	83,800	63,600				
ASSESSED VALUE	<u>LAND</u> 5,990	3,750	3,010				
	<u>IMPR</u> 33,640	25,590	19,250				
	<u>TOTAL</u> 39,630	29,340	22,260				

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
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FLOOR	AREA	CONST	VALUE
1	1030	FR	163,400
+	0	FR	12,760



**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

BSMT	894		12,780
<b>SUBTOTAL</b>			188,940

**FLOORS** B 1 2 3 U

CONCRETE

WOOD

TILE/COMPO

CARPET

MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,030 S.F.		1,700
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,400
<b>SUBTOTAL</b>			193,040

**INT. FINISH** B 1 2 3 U

PLASTER/DW

PANELING

UNFINISHED

GRADUE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			193,040
<b>FACTOR</b>			100 %

**ACCOMMODATIONS**

# OF ROOMS 1 5 1

BEDROOMS 2 1

FIREPLACES

HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,030	C		1950		A	193,040	45	106,170		95,600
1 Gar - Frame		18x24	432	C	23.70	1930		A	10,240	95	510		500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEO THERMAL

OUTSIDE

CTRL A/C

**PLUMBING** BASE

X FULL BATH

X HALF BATH

X FIXTURES

<b>TOTAL</b>													96,100
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**COMMENTS**

Dwelling has an Economic Factor of 90%