

27-127300.0100

**STEPHEN & SUSAN COOK INVESTMENTS LLC**  
 STEPHEN & SUSAN COOK INVESTMENTS LLC  
 701 MEADOWVIEW DR  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 REPLAT OF LOTS OF WESTERN EXT  
 TO THE CITY OF CELINA #454-455  
 & 482-485 LOT I

REDIR: TIF

Created in 2010 From 27-127300.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEPHEN & SUSAN COOK	701 MEADOWVIEW DR	CELINA	OH	45822	09/16/2020	130,000	WDC : 670	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FERRELL TAYLOR R &	421 W ANTHONY ST	CELINA	OH	45822	11/01/2018	122,000	WDC : 865	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	FORTKAMP DONALD L & JOAN	7859 WEITZ RD	CELINA	OH	45822	05/24/2018	8,300	WDC : 351	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TR DATE: 04/30/2019 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 421 ANTHONY ST  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY Tax Incentive Exempt Parcel: 27-127300.010K  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT (TY2022 L=11,300; B=112,000; T=123,300)  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU TY2022:Net Gen=\$0.00, Other  
 Assessment=\$1,992.66

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D140	ST380	DP96	ADJ365		18,300	0	
					TOTAL	0	0	

DE19 ADD DWLG; CHG CLASS  
 DE21 RMV OWN OCC  
 DE22 RMV HALF BATH PER DATA MAILER  
 2004 BASE VALUES: L \$0 / B \$0 / T \$0  
 2020 DUPL VALUES: L \$11,300 B:\$114,300  
 T:\$125,600  
 2022 DUPL VALUES: L:\$11,300 B:\$112,000  
 T:\$123,300  
 2023 DUPL VALUES: L:\$18,300 B:\$152,100  
 T:\$170,400  
 TAX INCENTIVE: TF504

VALUATION SUMMARY

\* Value Override Item

VALUE YEAR	* 2023	* 2020	* 2019	2017				
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP				
APPRAISED	0	0	0	14,400				
VALUE	0	0	0	0				
	TOTAL	0	0	14,400				
ASSESSED	0	0	0	5,040				
VALUE	0	0	0	0				
	TOTAL	0	0	5,040				

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

FLOOR	AREA	CONST	VALUE
1	972	FR	156,760

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

**ROOF TYPE**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

SUBTOTAL			156,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	972 S.F.		1,600
PLUMBING #	0		0
GARAGES & CARPORTS			13,600
EXTRA FEATURES			2,300
SUBTOTAL			174,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			174,260
FACTOR			100 %

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

SUBTOTAL			174,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			174,260
FACTOR			100 %

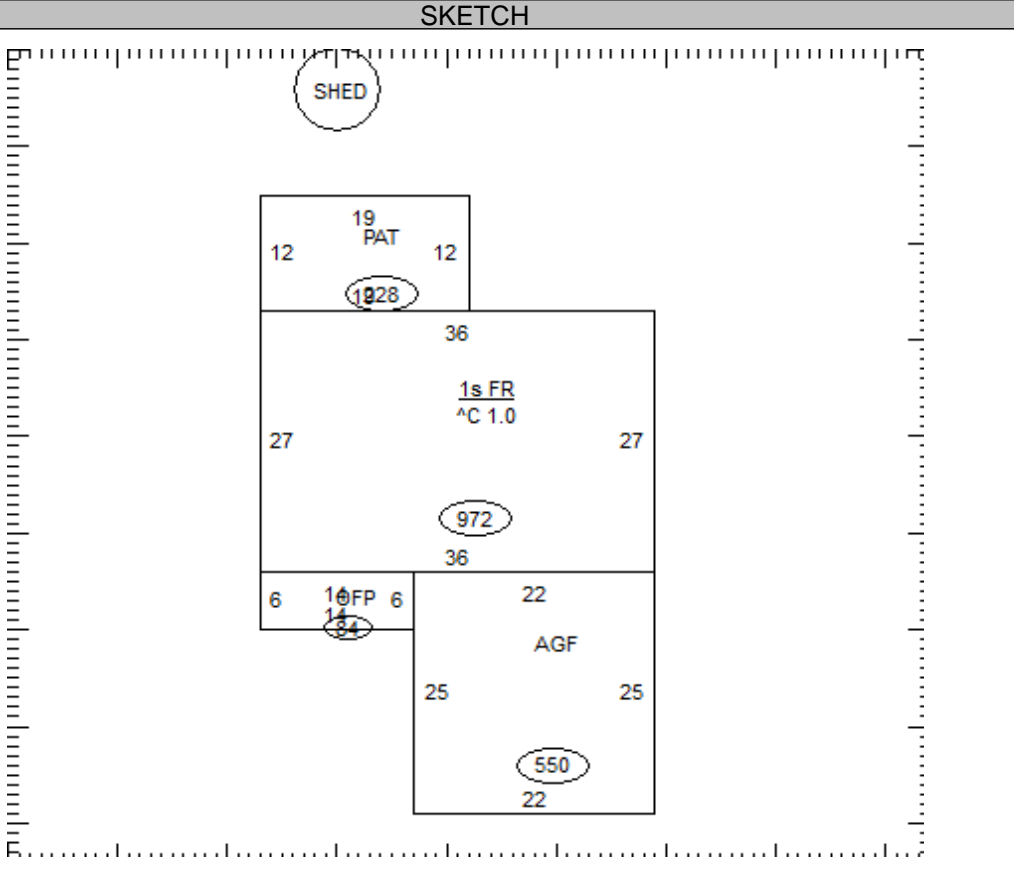
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

SUBTOTAL			174,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			174,260
FACTOR			100 %

**ACCOMMODATIONS**  
 # OF ROOMS 4  
 BEDROOMS 2  
 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	972	C		2018		G	174,260	3	169,030		152,100
1 Shed		8x12	96	C		2020		A		3			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



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TOTAL \*0

**COMMENTS**

Dwelling has an Economic Factor of 90%

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-207-015

Property Class: 510

Neighborhood

27502720-01 -

Map:

Block:

Card:

Bk: Pg:



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OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 BRUNS ROBERT E &	1404 CRANBERRY RD	SAINT HENRY	OH	45883	07/23/2014	0	5:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 BRUNS ROBERT E	1404 CRANBERRY RD	SAINT HENRY	OH	45883	03/29/2012	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 BRICKYARD INVESTMENTS	6781 HELLWARTH RD	CELINA	OH	45822	07/15/2010	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: TR	DATE: 04/30/2019	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	421 ANTHONY ST  <b>COMMENT</b>
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
TOTAL					0	0

**VALUATION SUMMARY**

VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						

OCCUPANCY  
 SF  DU  TR  
 CONVERSION

BUILDING TYPE  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

EXTERIOR  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

ROOFING  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

ROOF TYPE  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

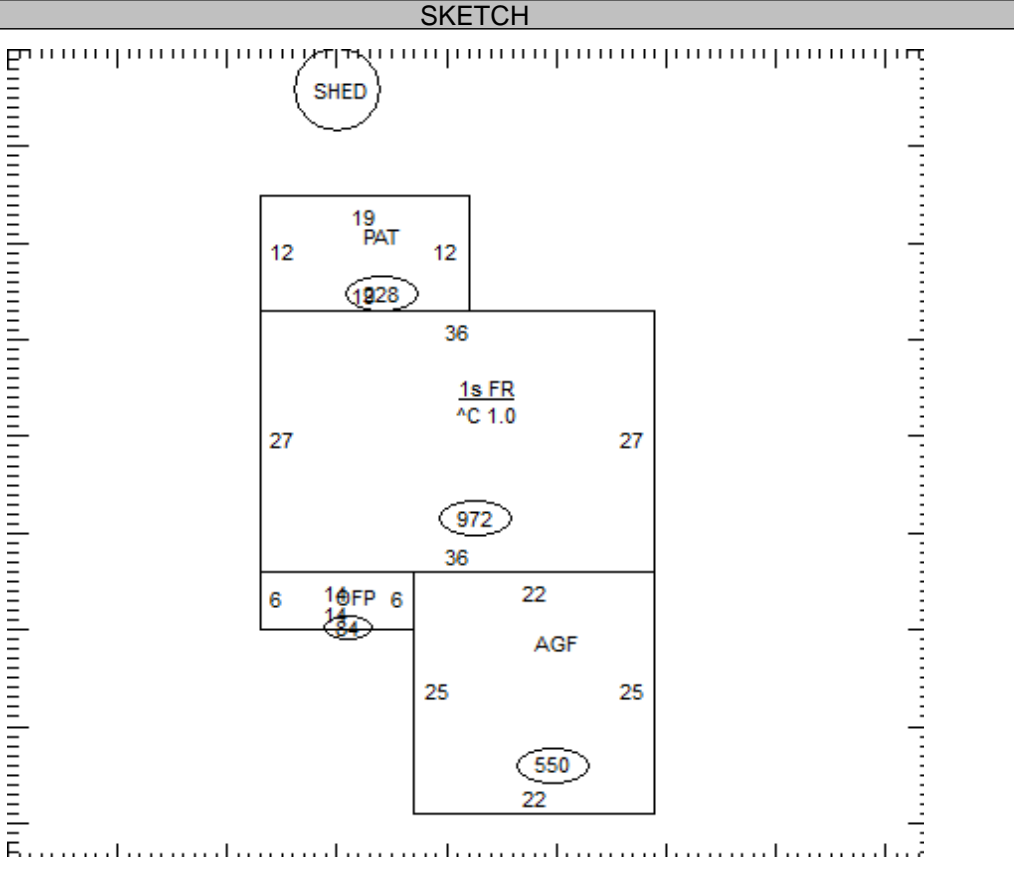
FLOORS B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
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INT. FINISH B 1 2 3 U  
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 PANELING       
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ACCOMMODATIONS  
 # OF ROOMS  
 BEDROOMS  
 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
SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL \*0

COMMENTS