



27-133800.0100

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-201-003

Page 1 of 1
 Property Class: 510
 Neighborhood
 27502703-01 -
 Map: 04
 Block: 04
 Card: 54
 Bk: Pg:

STEINBRUNNER RENTALS LLC

STEINBRUNNER RENTALS LLC
 1149 JEFFERSON
 CELINA, OH 45822

LEGAL INFORMATION

RILEY ADD
 LOT 9 N PT
 LOT#: 9

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 STEINBRUNNER RENTALS LLC	1149 JEFFERSON	CELINA	OH	45822	01/19/2021	74,900	WDC : 52	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 LOVELACE RONALD J	634 WAYNE ST	CELINA	OH	45822	03/17/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 LOVELACE MELISA K	634 W WAYNE ST	CELINA	OH	45822	12/13/1994	45,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 05/02/2005	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
<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	634 W WAYNE ST, CELINA COMMENT Tax Incentive Exempt Parcel: 27-133800.010A (TY2022 L=0; B=0; T=0) TY2022:Net Gen=\$893.84, Other Assessment=\$0.00

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F40 D84	ST350	DP75	ADJ263		10,500 0
TOTAL						10,500 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	LAND	10,500	6,200	5,700			
VALUE	IMPR	67,300	49,100	41,500			
	TOTAL	77,800	55,300	47,200			
	ASSESSED	LAND	3,680	2,170	2,000		
VALUE	IMPR	23,560	17,190	14,530			
	TOTAL	27,240	19,360	16,530			

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

FLOOR	AREA	CONST	VALUE
1	772	FR	132,120

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

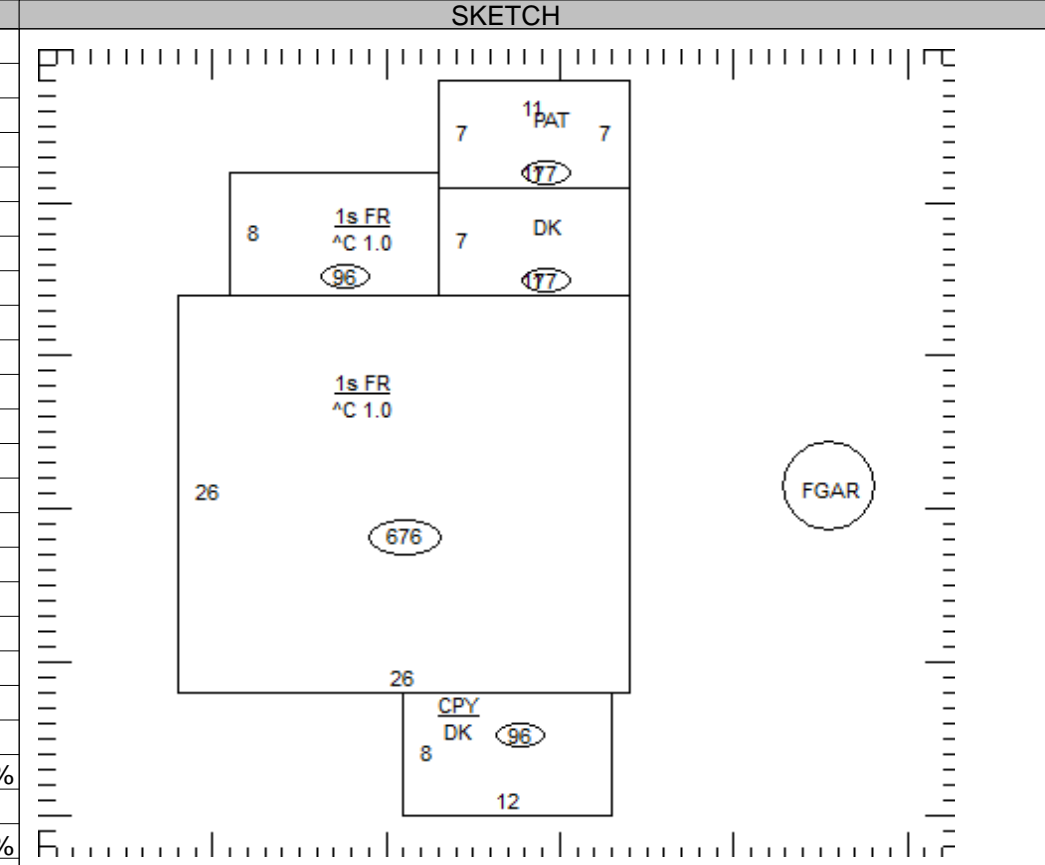
FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

ACCOMMODATIONS
 # OF ROOMS 4
 BEDROOMS 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

SUBTOTAL		132,120
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	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		2,800
SUBTOTAL		134,920
GRADE FACTOR		95 %
UNADJUSTED VALUE		128,170
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	772	C-		1950		A	128,170	45	70,490		67,000
1 Gar - Frame		14x20	280	C	23.70	1950		A	6,640	95	330		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 67,300

COMMENTS

Dwelling has an Economic Factor of 95%