27-136100.0000

STEINBRUNNER RENTALS LLC
STEINBRUNNER RENTALS LLC
1149 JEFFERSON
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-202-003

LEGAL INFORMATION
RILEY ADD

LOT#: 31

Property Class: 510
Neighborhood
27502703-01 -
Map: 04
Block: 04
Card: 34
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEINBRUNNER RENTALS LLC	1149 JEFFERSON	CELINA	OH	45822	01/19/2021	64,900	WDC : 51	☐	■
2	SHINN MARILYN K	642 W ANTHONY ST	CELINA	OH	45822	05/02/1997	44,500	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 05/02/2005 TIME: 12:00:00 AM ☐ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
642 W ANTHONY ST, CELINA

COMMENT
TY2022:Net Gen=$986.16, Other Assessment=$0.00
DE15 PER DATA MAIELR ADD AC
DE22 RMV OWN OCC; DNQ

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D148	ST350 DP99 ADJ347		13,900 0
			TOTAL	13,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	13,900	8,100	7,500					
	IMPR	75,800	52,900	45,000					
	TOTAL	89,700	61,000	52,500					
ASSESSED VALUE	LAND	4,870	2,840	2,630					
	IMPR	26,530	18,520	15,750					
	TOTAL	31,400	21,360	18,380					

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		6			
BEDROOMS		3			
FIREPLACES					

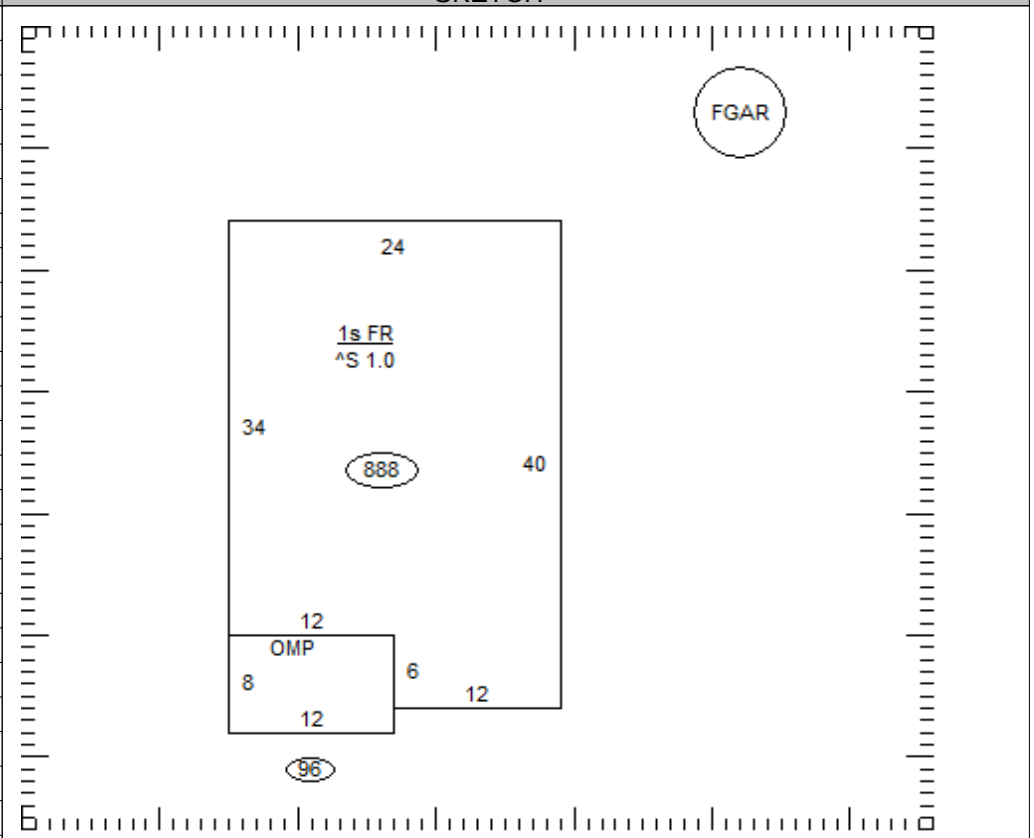
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	888	FR	147,760

SUBTOTAL			147,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	888	S.F.	1,470
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			1,800
SUBTOTAL			151,030
GRADE FACTOR			95 %
UNADJUSTED VALUE			143,480
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	888	C-		1950		A	143,480	45	78,910		75,000
1 Gar - Frame		16x22	352	C	23.70	1957		A	8,340	90	830		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		75,800

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COMMENTS

Dwelling has an Economic Factor of 95%