



27-157000.0000

JEFFERSON TWP-CELINA CORP / CELINA SD

08-01-178-001

Property Class: 510

Neighborhood
27502702-01 -

Map: 12 A1
Block:
Card: 46
Bk: Pg:

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

LEGAL INFORMATION
HAWKINS 1ST ADD

LOT#: 37

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEINBRUNNER RENTALS LLC	1149 JEFFERSON AVE	CELINA	OH	45822	12/10/2020	0	5:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	STEINBRUNNER TODD R &	1149 JEFFERSON AVE	CELINA	OH	45822	10/14/2020	50,000	WDC : 767	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KEY SAMUEL S	907 NOBLE RD	SAINT MARYS	OH	45885	12/23/2014	37,000	WDC : 896	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DF	DATE: 04/25/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	204 MORTON ST, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$882.74, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	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"/> J. OTHER/CDU	DE09 ABMNT EXP

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F55 D132		ST325 DP94 ADJ306				16,800	0
					TOTAL		16,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 16,800	11,900	9,800				
	<u>IMPR</u> 47,000	42,700	37,100				
	<u>TOTAL</u> 63,800	54,600	46,900				
ASSESSED VALUE	<u>LAND</u> 5,880	4,170	3,430				
	<u>IMPR</u> 16,450	14,950	12,990				
	<u>TOTAL</u> 22,330	19,120	16,420				

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

EXTERIOR WOOD STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	576	FR	102,790

SUBTOTAL		102,790
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		6,200
EXTRA FEATURES		4,100
SUBTOTAL		113,090
GRADE FACTOR		80 %
UNADJUSTED VALUE		90,470
FACTOR		100 %

ROOFING ROOF TYPE
 METAL GABLE
 SLT/TLE HIP
 SHINGLES GAMBREL
 SHAKES MANSARD
 COMPOSITE FLAT

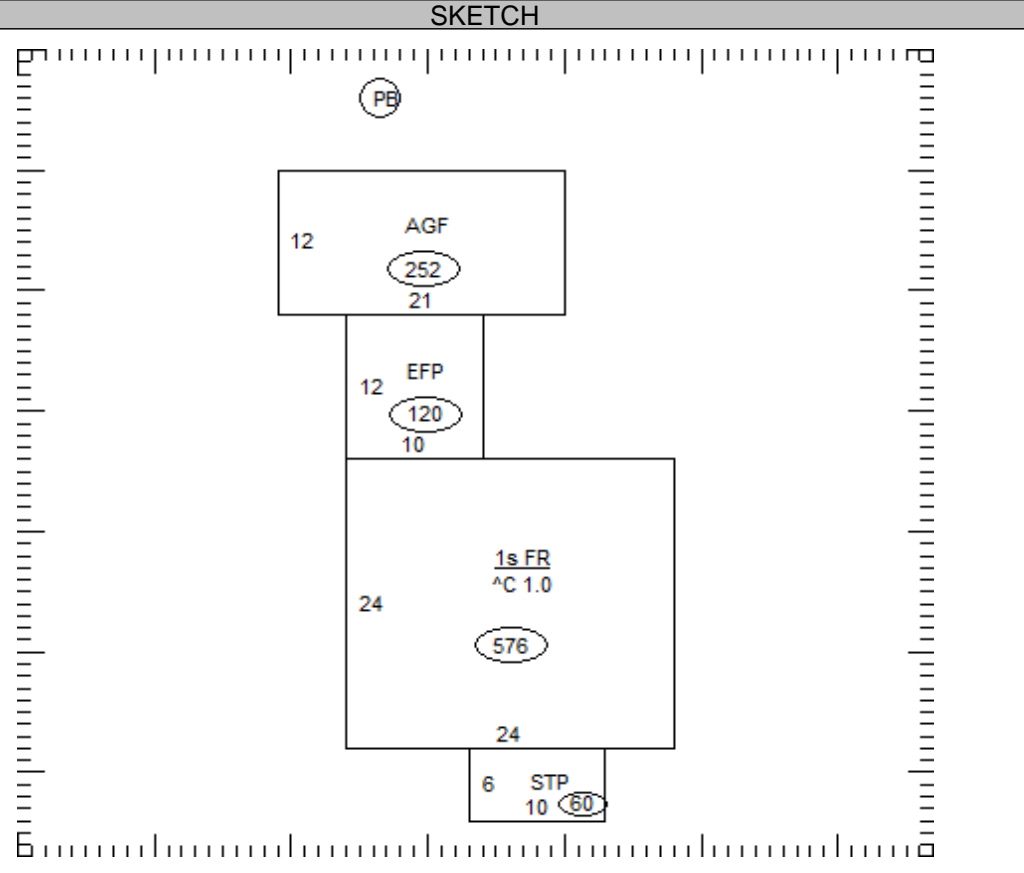
FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

ACCOMMODATIONS
 # OF ROOMS 5
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	576	D		1947		A	90,470	50	45,240		39,400
1 Pole Bldg	10	28x32	896	C	13.51	1998		A	12,100	37	7,620		7,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 47,000

COMMENTS

AB09 100% ABMT ON GRGE 28X32 BLDG #2-99 DUPL ABMT
 Dwelling has an Economic Factor of 87%

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Neighborhood
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Map: 12 A1

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LEGAL INFORMATION

HAWKINS 1ST ADD

LOT#: 37

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REIFF CURTIS & REBECCA A	2027 EAGLEBROOKE PKWY	CELINA	OH	45822	02/24/1998	29,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DF DATE: 04/25/2005 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 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	204 MORTON ST, CELINA COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						16,800	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSed	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH									
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR <input type="checkbox"/> CONVERSION	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE														
BUILDING TYPE	<input type="checkbox"/> MOBILE HOME <input type="checkbox"/> BI/TR LEVEL <input type="checkbox"/> MOD/MAN <input type="checkbox"/>														
ROOFING	ROOF TYPE														
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT														
FLOORS	B 1 2 3 U														
CONCRETE WOOD TILE/COMPO CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>														
INT. FINISH	B 1 2 3 U														
PLASTER/DW PANELING UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>														
ACCOMMODATIONS	# OF ROOMS														
BEDROOMS FIREPLACES HEAT & AC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>														

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