

Property Address: PORTLAND ST

DTE Code: 447



\*27-161500.0000\*

JEFFERSON TWP-CELINA CORP  
CELINA SD  
08-01-176-020

**LEGAL INFORMATION**

HAWKINS 2ND ADD

LOT#: 75  
**SCHMITMEYER PAUL & CAROL TRUSTEES**  
SCHMITMEYER PAUL & CAROL TRUSTEES  
5564 YORK RD  
VERSAILLES, OH 45380

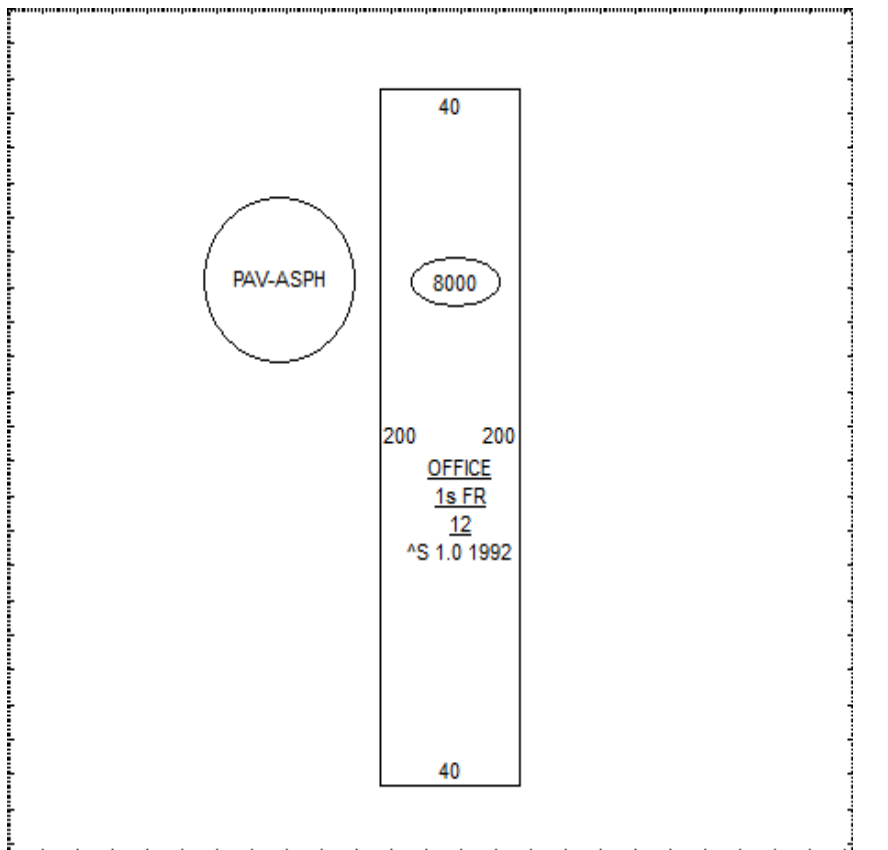
Neighborhood CCBD30-30	
Map:	
Card:	
Bk:	Pg:

COMMENT  
TY2022:Net Gen=\$4,326.54, Other Assessment=\$0.00  
DE17 RMV BOR FNC  
DE23 RMV PVG VALUE, CHG TO OFFICE; DESKTOP RVW  
BOR: BOR #19-13 HEARING: RECOMMENDATION: PROP OWNER FAILED TO APPEAR, INCREASE TO SALE PRICE \$525,000 (27-161400 & 27-161500)  
BOR 14-48 HEARING: RECOMMENDATION: \$450,000 (\$400,000 for the improved parcel and \$50,000 for the parking lot parcel).

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
11/07/2019	525,000	2:WDC : 766	447	<input checked="" type="checkbox"/>	Pricer:	
02/28/2014	525,000	2:WDC : 104	447	<input type="checkbox"/>	Reviewer:	
06/30/2003	450,000	: A-M : 0	447	<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2020	2020
REASON FOR CHANGE	RAPP	RAPP	MISC	BOR
ESTIMATED <u>LAND</u>	29,800	23,800	23,800	23,800
MARKET VALUE <u>IMPR</u>	328,320	205,680	213,360	449,750
<u>TOTAL</u>	358,120	229,480	237,160	473,550
ASSESSED <u>LAND</u>	10,430	8,330	8,330	8,330
VALUE <u>IMPR</u>	114,910	71,990	74,680	157,410
<u>TOTAL</u>	125,340	80,320	83,010	165,740

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D282		ST250 DP119 ADJ298				29,800	0
Totals:							29,800	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
<b>CLASS/QUALITY RANK</b>		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
<b>TOTAL AREA</b>	<b>PERIMETER</b> 0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
<b># STORIES</b>	<b>STORY HT</b> 12	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		<input type="checkbox"/>

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CEILING</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				<input type="checkbox"/>

PLUMBING		A					LIGHTING							A						
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES				FLUORESCENT			<input type="checkbox"/>	METAL HALIDE			<input type="checkbox"/>	
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH						STANDARD				<input type="checkbox"/>	SODIUM VAP			<input type="checkbox"/>	STANDARD			<input type="checkbox"/>
<b>YARD ITEMS</b>		3 FIXTURE BATH										<input type="checkbox"/>	MERCURY VAP			<input type="checkbox"/>				<input type="checkbox"/>

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.001:Paving: Asphalt				1	6,000		1992		A	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 447.000:Office: 1-2 story-walkup (per		12	200 X 40	1	8,000		1992		A	A	54.00	432,000	24	0	0	328,320

AMENITY TOTAL																		0
															TOTAL IMPR			328,320

**COMMENTS**

EXTERIOR WALL IS ALSO METAL.

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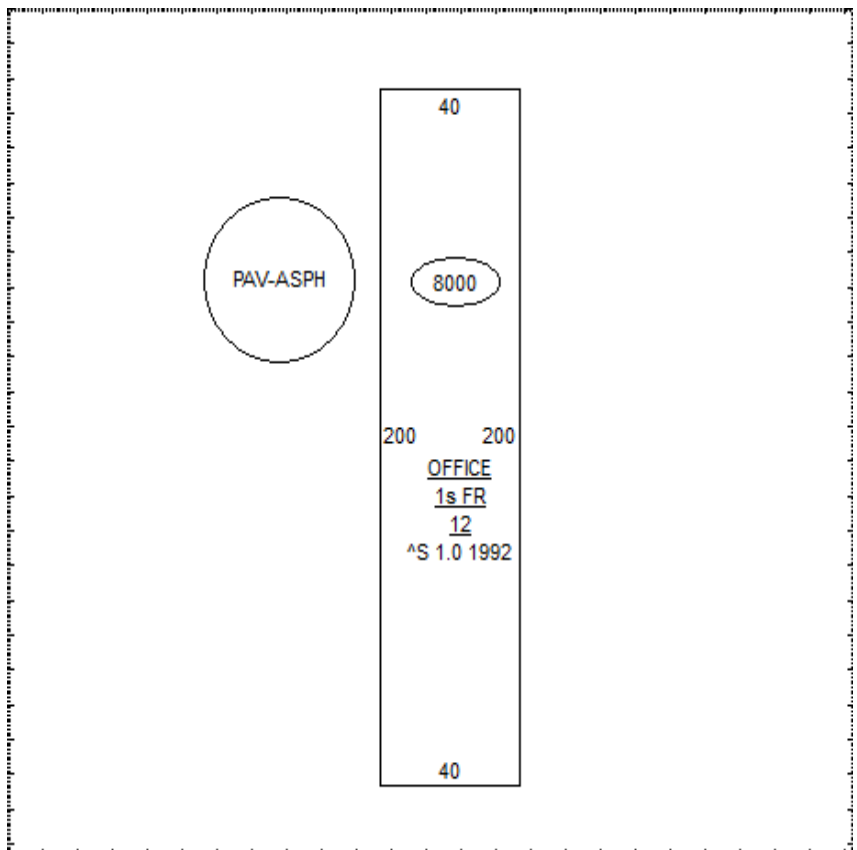
LOT#: 75  
**SCHMITMEYER PAUL & CAROL TRUSTEES**  
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5564 YORK RD  
VERSAILLES, OH 45380

Neighborhood CCBD30-30
Map:
Block:
Card:
Bk: Pg:

COMMENT

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/02/23
11/07/2019	525,000	2:WDC : 766	447	<input checked="" type="checkbox"/>	Pricer:	
02/28/2014	525,000	2:WDC : 104	447	<input type="checkbox"/>	Reviewer:	
06/30/2003	450,000	: A-M : 0	447	<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR	2017	2017	
REASON FOR CHANGE	RAPP	MISC	
ESTIMATED	23,800	23,800	
MARKET VALUE	213,360	210,150	
	TOTAL	237,160	233,950
ASSESSED	8,330	8,330	
VALUE	74,680	73,550	
	TOTAL	83,010	81,880



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input checked="" type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						29,800	0	29,800

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
<b>TOTAL AREA</b>	<b>PERIMETER</b>	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
<b># STORIES</b>	<b>STORY HT</b>	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
<b>AGE</b>	<b>SPRINKLER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/> CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/> WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/> TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/> CARPET						<b>CEILINGS</b>	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/> GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/> DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/> STANDARD						STANDARD						STANDARD					

Complete HVAC		PLUMBING	EXTRA FIXTURES					LIGHTING				
Refrig. Cooling	<input type="checkbox"/> No Heat	<input type="checkbox"/> NO PLUMBING						FLUORESCENT				
	<input type="checkbox"/> Standard	<input type="checkbox"/> 2 FIXTURE BATH						SODIUM VAP				
		<input type="checkbox"/> 3 FIXTURE BATH						MERCURY VAP				
								METAL HALIDE				
								STANDARD				

YARD ITEMS		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																	0
																TOTAL IMPR	328,320

COMMENTS																	