27-212100.0000

JEC RENTALS LTD
JEC RENTALS LTD
6119 MEYER RD
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-453-007

LEGAL INFORMATION
MIAMI ADD

LOT#: 57

Property Class: 510
Neighborhood
27502702-01 -
Map: 04
Block: 14
Card: 21
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JEC RENTALS LTD	6119 MEYER RD	CELINA	OH	45822	06/30/2023	60,000	WDC : 377	☐	■
2	RUTTER REBECCA S	728 ECHO ST	CELINA	OH	45822	08/10/2020	0	QCE : X : 0	☐	☐
3	RUTTER RONALD L &	728 ECHO ST	CELINA	OH	45822	05/17/1994	63,500	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 04/14/2005 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
728 ECHO ST, CELINA

COMMENT
TY2022:Net Gen=$1,024.96, Other Assessment=$0.00
DE16 CORR SIZE OF HOME AND ADD PATIO
PER REVAL DESKTOP REVIEW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D132	ST325 DP94 ADJ306		12,200 0
			TOTAL	12,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	12,200	8,700	7,200					
	IMPR	72,800	54,700	47,700					
	TOTAL	85,000	63,400	54,900					
ASSESSED VALUE	LAND	4,270	3,050	2,520					
	IMPR	25,480	19,150	16,700					
	TOTAL	29,750	22,200	19,220					

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		7			
BEDROOMS		3			
FIREPLACES					

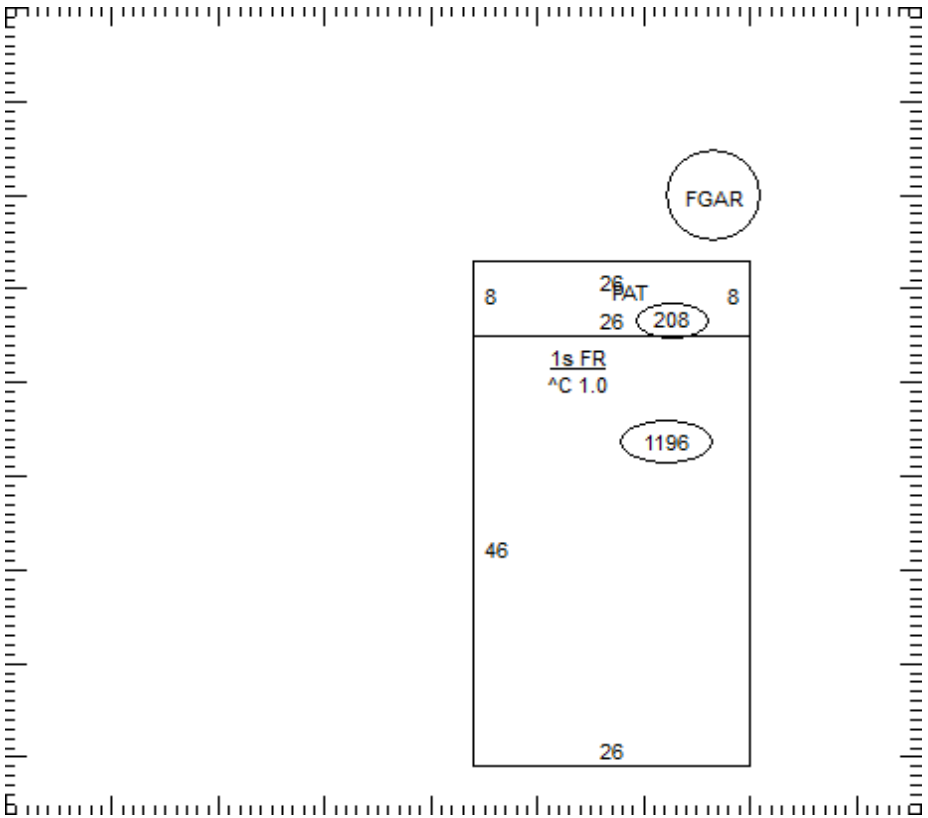
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1196	FR	180,200

SUBTOTAL		180,200
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 #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		800
SUBTOTAL		184,630
GRADE FACTOR		80 %
UNADJUSTED VALUE		147,700
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,196	D		1947		A	147,700	50	73,850		64,200
1 Gar - Frame	8	24x24	576	C	23.70	1999		A	13,650	37	8,600		8,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		72,800

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COMMENTS

Dwelling has an Economic Factor of 87%