27-232600.0000

ALL-PRO PROPERTY MANAGEMENT LLC
ALL-PRO PROPERTY MANAGEMENT LLC
912 E LIVINGSTON ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-431-004

LEGAL INFORMATION
OVERLY & CONKLIN ADD

LOT#: 23

Property Class: 510
Neighborhood
27502720-01 -
Map: 04
Block: 12
Card: 28
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALL-PRO PROPERTY	912 E LIVINGSTON ST	CELINA	OH	45822	11/09/2020	42,000	WDC : 840	☐	■
2	OBRINGER PROPERTIES LLC	3 OAKWOOD LN	SAINT MARYS	OH	45885	05/18/2020	16,000	WDC : 312	☐	■
3	SILLIMAN JOE B	628 W ANTHONY ST	CELINA	OH	45822	09/14/1993	21,500	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 04/18/2005 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
505 S MILL ST

COMMENT
TY2022:Net Gen=$530.02, Other Assessment=$0.00
DE17 FIELDCHK RVW CHGS: DEMO GAR

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F55 D130	ST380 DP93 ADJ353		19,400 0
			TOTAL	19,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	19,400	12,000	9,700	9,700				
	IMPR	30,200	20,800	16,800	17,600				
	TOTAL	49,600	32,800	26,500	27,300				
ASSESSED VALUE	LAND	6,790	4,200	3,400	3,400				
	IMPR	10,570	7,280	5,880	6,160				
	TOTAL	17,360	11,480	9,280	9,560				

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		4			
BEDROOMS		2			
FIREPLACES					

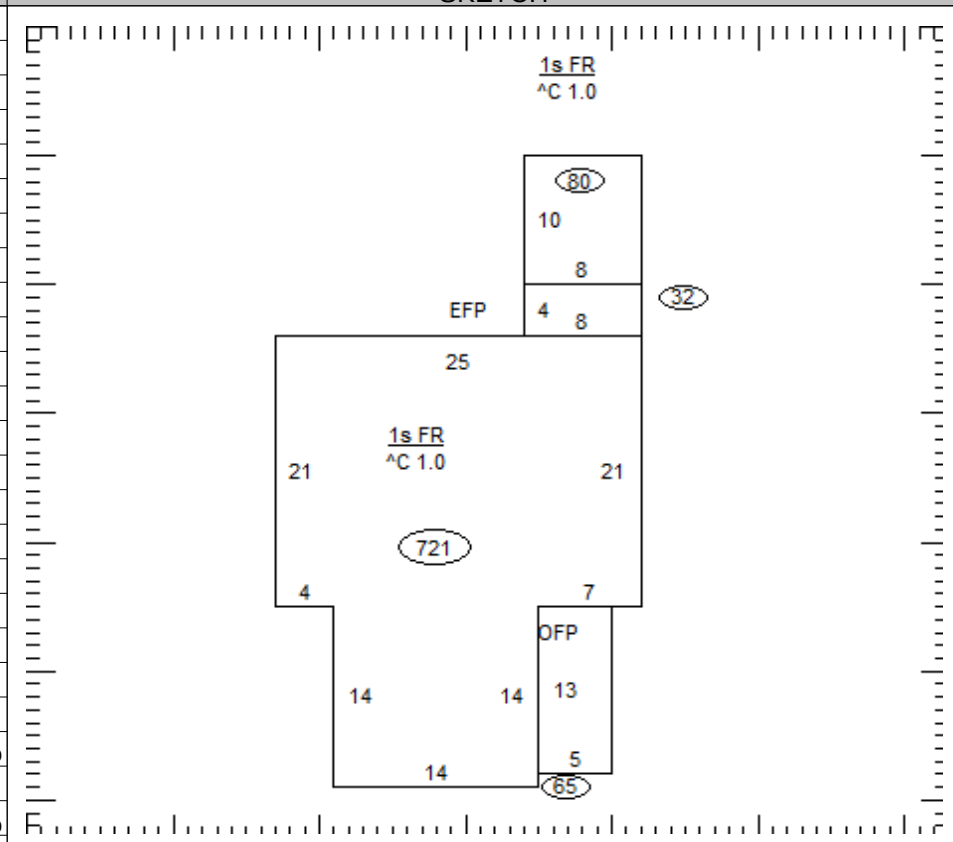
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	801	FR	135,230

SUBTOTAL		135,230
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		1,900
SUBTOTAL		137,130
GRADE FACTOR		70 %
UNADJUSTED VALUE		95,990
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	801	D-		1937		F	95,990	65	33,600		30,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		30,200

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COMMENTS

Dwelling has an Economic Factor of 90%