

27-255700.0000

CR PROPERTIES LLC

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1209 JILL AVE

CELINA, OH 45822

LEGAL INFORMATION

WEDGEWOOD ADD

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CR PROPERTIES LLC	1209 JILL AVE	CELINA	OH	45822	10/22/2020	70,000	WDC : 790	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	E P S ENTERPRISE	917 FAIRGROUND RD	CELINA	OH	45822	09/25/1997	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BTC DATE: 08/08/2011 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 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	209 N ENTERPRISE 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=\$1,097.44, Other
<input checked="" 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	DE16 CORR SIZE OF GARAGE AND PATIO PER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D159	ST290	DP103	ADJ299			15,000	0
						TOTAL	15,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	15,000	11,400	9,800
VALUE	IMPR	84,500	56,500
	TOTAL	99,500	67,900
ASSESSSED	LAND	5,250	3,990
VALUE	IMPR	29,580	19,780
	TOTAL	34,830	23,770

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	896	FR	149,090

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL		149,090
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	896 S.F.	1,480
PLUMBING #	0	0
GARAGES & CARPORTS		8,300
EXTRA FEATURES		1,100
SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %

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

SUBTOTAL		149,090
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	896 S.F.	1,480
PLUMBING #	0	0
GARAGES & CARPORTS		8,300
EXTRA FEATURES		1,100
SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %

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

SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES

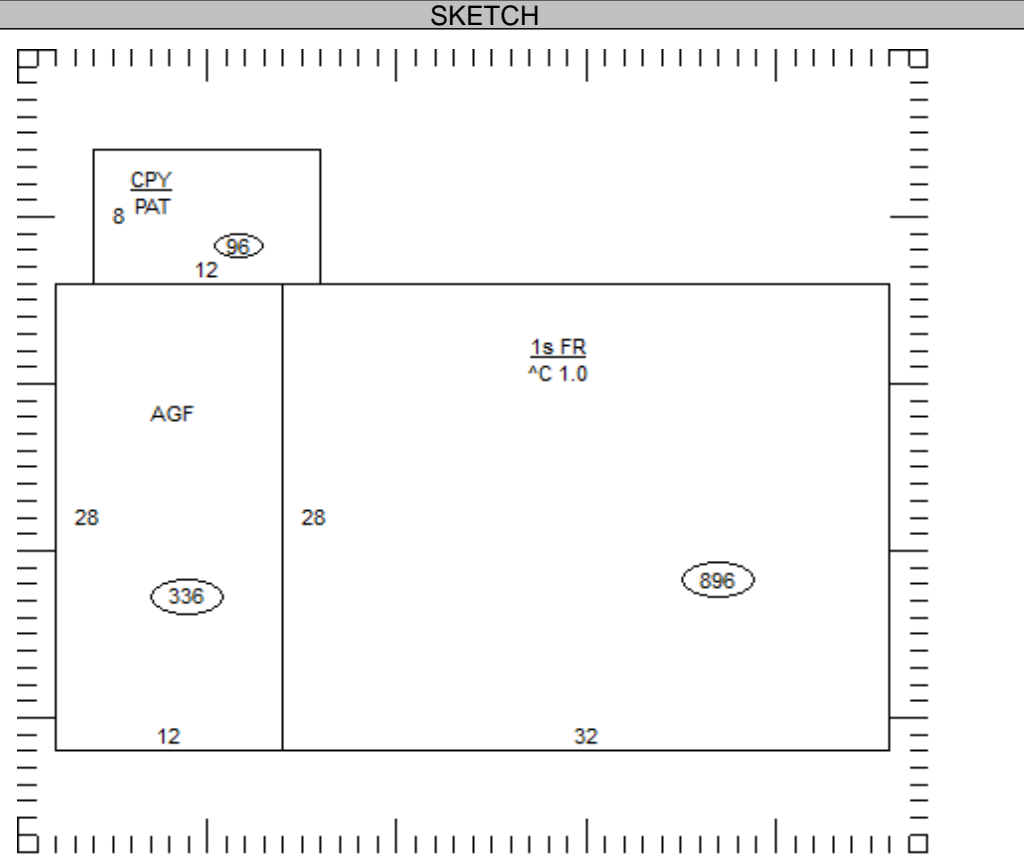
SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %

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

SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

SUBTOTAL		159,970
GRADE FACTOR		80 %
UNADJUSTED VALUE		127,980
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	896	D		1956	2005	A	127,980	34	84,470		84,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-255700.0000 TOTAL 84,500

COMMENTS

RENT \$425/MONTH
 Dwelling has an Economic Factor of 100%