

27-266400.0000

**219 INVESTMENTS LLC**

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428 FULTON ST

CELINA, OH 45822

**LEGAL INFORMATION**

JUNEMAN ADD

LOT NO 7 E PT

LOT#: 7

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	219 INVESTMENTS LLC	428 FULTON ST	CELINA	OH	45822	03/16/2023	120,000	WDC : 143	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	JAMIESON JENNIFER	428 FULTON ST	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: EE DATE: 05/17/2005 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER               | <input type="checkbox"/> IMPROVING         | <input type="checkbox"/> A. NO ROAD  | <input type="checkbox"/> F. RESTRICT    |
| <input type="checkbox"/> GRAVEL               | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER               | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY  | <input type="checkbox"/> G. WOOD LT     |
| <input type="checkbox"/> DIRT                 | <input type="checkbox"/> LOW              | <input type="checkbox"/> GAS                 | <input type="checkbox"/> DECLINING         | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY     |
| <input checked="" type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING          | <input type="checkbox"/> ELECTRIC            | <input type="checkbox"/> OLD               | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT |
| <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   |

428 E FULTON ST, CELINA

**COMMENT**

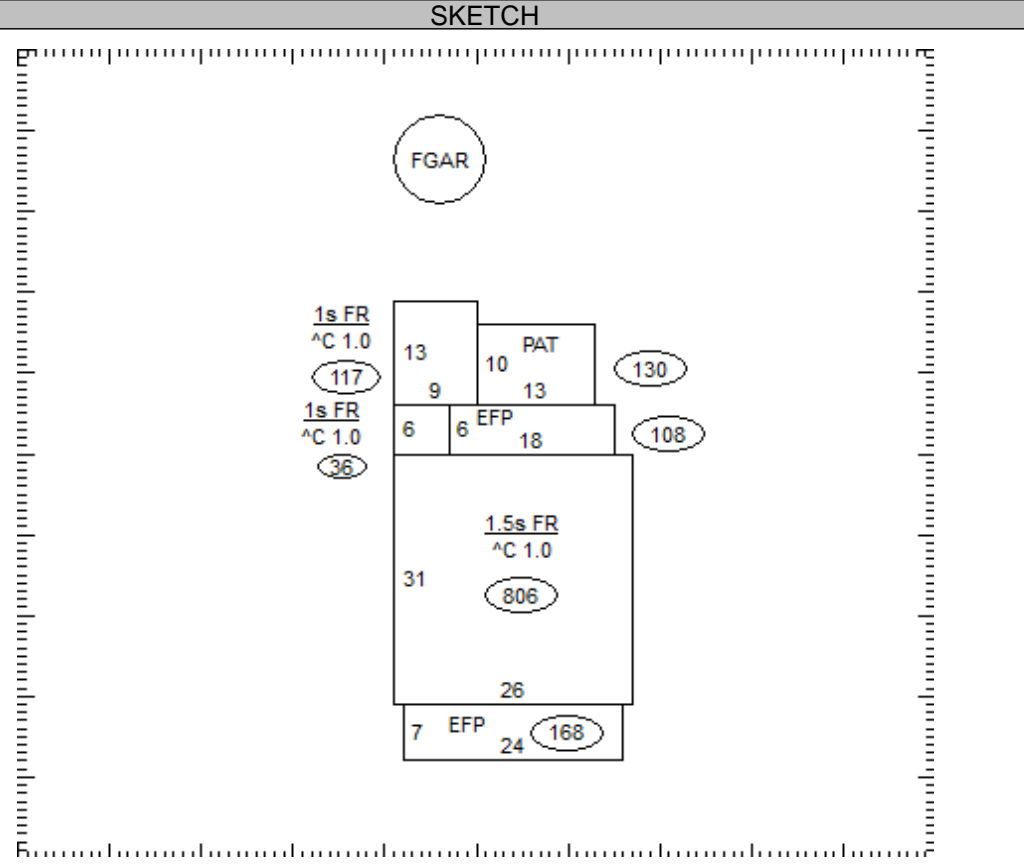
Tax Incentive Exempt Parcel: 27-266400.000A  
(TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$1,737.32, Other  
Assessment=\$0.00

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F41 D132		ST380 DP94 ADJ357			14,600 0
TOTAL						14,600 0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	14,600	9,100	7,300
VALUE	IMPR	123,600	100,800
	TOTAL	138,200	109,900
ASSESSED	LAND	5,110	3,190
VALUE	IMPR	43,260	35,280
	TOTAL	48,370	38,470
		23,740	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	959	FR	154,670										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	403	FR	40,300										
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL														
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK														
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL														
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK														
<input type="checkbox"/>	<input type="checkbox"/> STONE														
<b>ROOFING</b>	<b>ROOF TYPE</b>														
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE														
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP														
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL														
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD														
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT														
<b>FLOORS</b>	<b>B 1 2 3 U</b>	<b>SUBTOTAL</b> 194,970													
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0										
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0										
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	HEATING	0 S.F.		0										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,362 S.F.		2,240										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	2		2,420										
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0										
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			8,500										
# OF ROOMS		<b>SUBTOTAL</b>			208,130										
BEDROOMS		GRADE FACTOR			100 %										
FIREPLACES		<b>UNADJUSTED VALUE</b>			208,130										
HEAT & AC	<b>B 1 2 3 U</b>	<b>FACTOR</b>			100 %										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1.5	SK	1,362	C		1903	1987	A	208,130	35	135,280		121,800
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Gar - Frame	8	14x24	336	C	23.70	1979		A	7,960	77	1,830		1,800
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2													
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8													
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	9													
X FULL BATH		10													
X HALF BATH		11													
X FIXTURES															



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TOTAL 123,600

COMMENTS

Dwelling has an Economic Factor of 90%