27-350100.0000

TELL HOMES LLC
TELL HOMES LLC
4328 ERASTUS DURBIN RD
FORT RECOVERY, OH 45846

JEFFERSON TWP-CELINA CORP / CELINA SD
05-36-403-004

LEGAL INFORMATION
CITIZENS ADD BLOCK 2
ALSO 1/2 VACATED ST TO NORTH
LOT#: 4 & 3
Acres:0.0520 M:0.0000

Property Class: 520
Neighborhood
27502703-01 -
Map: 01 E
Block:
Card: 75
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TELL HOMES LLC	4328 ERASTUS DURBIN RD	FORT RECOVERY	OH	45846	09/27/2019	750,000	8:WDC : 655	☐	■
2	GROVE APTS INC	7819 WEITZ RD	CELINA	OH	45822	01/01/1900	0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/30/2005 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
632 GROVE ST, CELINA

COMMENT
TY2022:Net Gen=$1,362.44, Other Assessment=$0.00
GROVE APTS INC
DE09 CORR PLMG PER DATA MAILER
DE16 ADDED LOTS TOGETHER//DUPLEX SITS ON BOTH LOTS
DE16 DESKTOP RVW CHG: ADD SHEDS
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D180	ST350 DP109 ADJ382		38,200 0
			TOTAL	38,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	38,200	17,600	20,700					
	IMPR	106,100	66,700	64,100					
	TOTAL	144,300	84,300	84,800					
ASSESSED VALUE	LAND	13,370	6,160	7,250					
	IMPR	37,140	23,350	22,440					
	TOTAL	50,510	29,510	29,690					

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		2			
FIREPLACES					

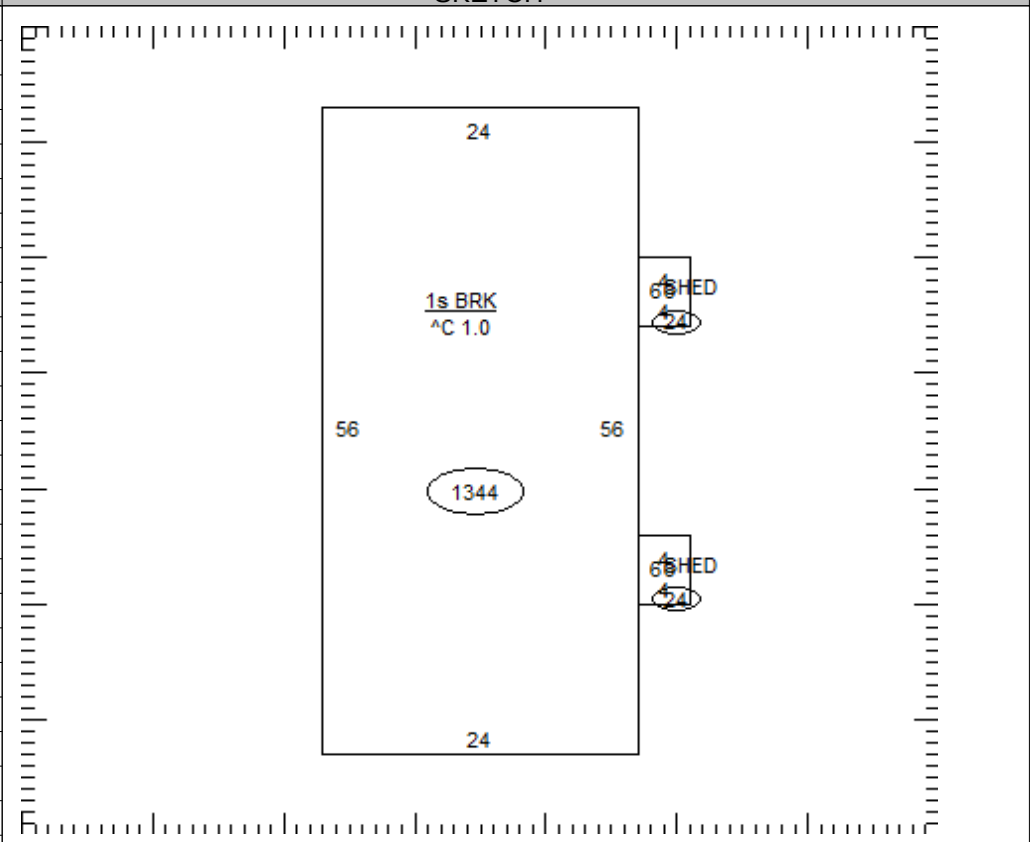
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1344	BRK	205,610

SUBTOTAL		205,610
MULTI-FAMILY #	1	2,500
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		1,000
SUBTOTAL		212,740
GRADE FACTOR		100 %
UNADJUSTED VALUE		159,560
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,344	C		1978		A	159,560	30	111,690		106,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		106,100

27-350100.0000

COMMENTS

Dwelling has an Economic Factor of 95%