



27-432100.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 06-31-428-016

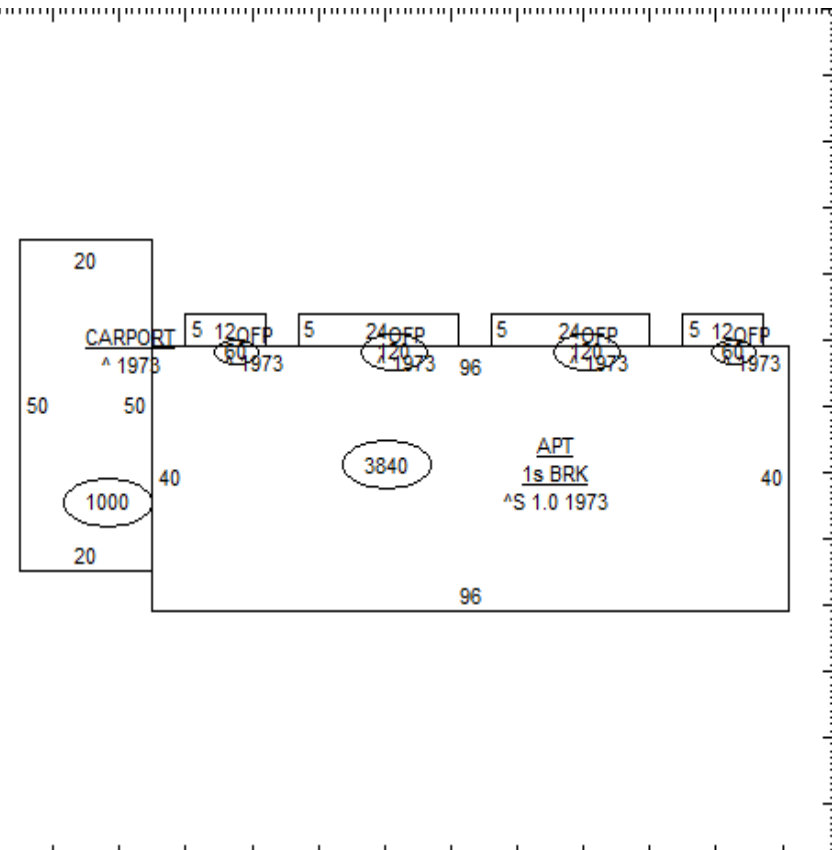
LEGAL INFORMATION

YORKSHIRE NO 1
 ALSO LOT 381
 LOT#: 382

KMFC PROPERTIES LLC
 KMFC PROPERTIES LLC
 6498 ST RTE 118
 CELINA, OH 45822

Neighborhood CSTR50-50
Map: Block: Card:
Bk: Pg:

COMMENT
 TY2022:Net Gen=\$4,438.58, Other Assessment=\$0.00
 DE17 DESKTOP RVW CHG: ADD OFF'S, CARPORT, ADJ PRICING
 DE17 TTO/ GARRETT GRAY. COR RENTAL TO \$325/MONTH
 DE23 ADJ APT CODE, RMV BOR; DESKTOP RVW
 BOR: 15-29 (CELINA CITY SCHOOL) WITHDREW COMPLAINT 4/22/16
 BOR 21-22 HEARING; NO REBUTTAL; INCR TO PURCH PRICE



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/23/23
09/30/2020	500,000		WDC : 719	401	■	Pricer:
10/01/2015	395,000		4:WDC : 661	401	■	Reviewer:
02/10/1998	200,000		: A-M : 0	401	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY					
VALUE YEAR		2023	* 2022	2020	2018
REASON FOR CHANGE		RAPP	BOR	RAPP	RAPP
ESTIMATED	LAND	33,530	27,940	27,940	27,940
MARKET VALUE	IMPR	125,170	207,490	96,750	97,090
	TOTAL	158,700	235,430	124,690	125,030
ASSESSED	LAND	11,740	9,780	9,780	9,780
VALUE	IMPR	43,810	72,620	33,860	33,980
	TOTAL	55,550	82,400	43,640	43,760

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
■ PAVED	■ LEVEL	□ WATER	□ AG-RES
□ GRAVEL	□ HIGH	□ SEWER	■ COMMERCIAL
□ DIRT	□ LOW	□ GAS	□ INDUSTRIAL
□ SIDEWALKS	□ ROLLING	□ ELECTRIC	
□ CURBS	□ STANDARD	■ STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F127 D118		ST300 DP88 ADJ264				33,530	0
Totals:							33,530	0

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
CLASS/QUALITY RANK		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					A	LIGHTING					A
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					A
				2 FIXTURE BATH						STANDARD					<input type="checkbox"/>
				3 FIXTURE BATH						MERCURY VAP					<input type="checkbox"/>

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
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A			40 X 96	1	3,840	6	1973		A	A	24,600.00	147,600	0	0	0	147,600
1			901.023:CARPORT	1	1,000		1973		A	A	14.00	14,000	37	0	0	8,820
2			499.054:OFF	1	60		1973		A	A	10.00	600	37	0	0	380
3			499.054:OFF	1	120		1973		A	A	10.00	1,200	37	0	0	760
4			499.054:OFF	1	120		1973		A	A	10.00	1,200	37	0	0	760
5			499.054:OFF	1	60		1973		A	A	10.00	600	37	0	0	380

AMENITY TOTAL															0	
LESS LAND: 33,530															TOTAL IMPR	125,170

COMMENTS																
ROOFING IS SHINGLE. FRAMING IS FIRE RESISTANT.																



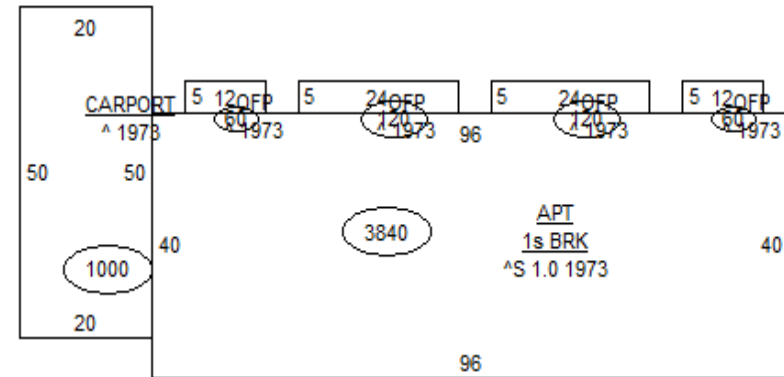
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JEFFERSON TWP-CELINA CORP
 CELINA SD
 06-31-428-016

LEGAL INFORMATION

YORKSHIRE NO 1
 ALSO LOT 381
 LOT#: 382
KMFC PROPERTIES LLC
 KMFC PROPERTIES LLC
 6498 ST RTE 118
 CELINA, OH 45822
 COMMENT

Neighborhood CSTR50-50	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/23/23
09/30/2020	500,000		WDC : 719	401	■	Pricer:
10/01/2015	395,000		4:WDC : 661	401	■	Reviewer:
02/10/1998	200,000		: A-M : 0	401	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY			
VALUE YEAR	2018	2017	2017
REASON FOR CHANGE	RAPP	RAPP	MISC
ESTIMATED	15,830	15,830	15,830
MARKET VALUE	109,200	165,600	151,090
	TOTAL	125,030	181,430
		166,920	
ASSESSED	5,540	5,540	5,540
VALUE	38,220	57,960	52,880
	TOTAL	43,760	63,500
		58,420	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						33,530	0	33,530

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
CLASS/QUALITY RANK		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	CANOPY		STEEL	FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH	
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD	
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD		

H.V.A.C.		FLOORS		B	1	2	3	U	PARTITIONS					B	1	2	3	U	INTERIOR FINISH					B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	CONCRETE						MASONRY										UNFINISHED									
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD						WD STUD										FINISH OPEN									
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD										FINISH DIV									
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U					PANEL									
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL										PLASTER / DW									
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW										BLOCK									
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN										GLAZED TILE									
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD										STANDARD									
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	PLUMBING						LIGHTING																			
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING			EXTRA FIXTURES			FLUORESCENT			SODIUM VAP			METAL HALIDE													
			2 FIXTURE BATH			STANDARD									STANDARD													
YARD ITEMS			3 FIXTURE BATH									MERCURY VAP																

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																0	
LESS LAND: 33,530																TOTAL IMPR	125,170

COMMENTS