



\*27-432200.0000\*

JEFFERSON TWP-CELINA CORP  
 CELINA SD  
 06-31-428-017

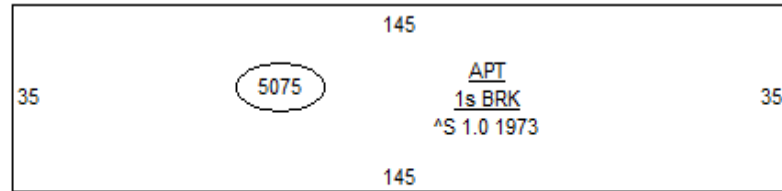
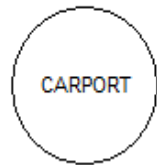
**LEGAL INFORMATION**

YORKSHIRE NO 1  
 ALSO LOT 384  
 LOT#: 383

**KMFC PROPERTIES LLC**  
 KMFC PROPERTIES LLC  
 6498 ST RT 118  
 CELINA, OH 45822

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

**COMMENT**  
 TY2022:Net Gen=\$4,988.02, Other Assessment=\$0.00  
 DE17 DESKTOP RVW CHG: ADD CARPORT, ADJ PRICING  
 DE17 TTO GARRETT GREY/ CORRECT MONTHLY RENT \$395/MONTH  
 DE23 RMV BOR FNC//NEW ROOF, EXTERIOR UPDATED  
 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:	07/11/23
09/30/2020	500,000		WDC : 719	401	■	Pricer:
10/01/2015	395,000		4:WDC : 661	401	■	Reviewer:
03/18/1998	250,000		: A-M : 0	401	<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	* 2022	2020	2018
REASON FOR CHANGE	MISC	BOR	RAPP	RAPP
ESTIMATED	LAND 44,370	37,060	37,060	37,060
MARKET VALUE	IMPR 155,810	227,510	116,770	117,080
	TOTAL 200,180	264,570	153,830	154,140
ASSESSED	LAND 15,530	12,970	12,970	12,970
VALUE	IMPR 54,530	79,630	40,870	40,980
	TOTAL 70,060	92,600	53,840	53,950

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input 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
F:Front	F174 D109		ST300 DP85 ADJ255				44,370	0
Totals:							44,370	0



Business Name: APARTMENTS  
 Property Address: 1216 FENWAY DR APT THRU 1226

DTE Code: 401



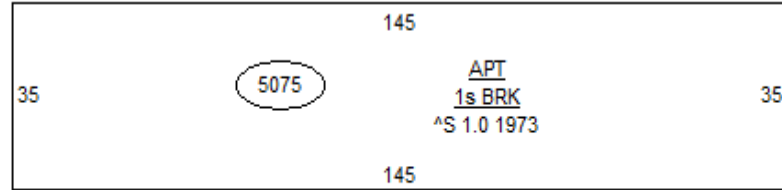
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03/18/1998	250,000		: A-M : 0	401	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY			
VALUE YEAR		2018	2017
REASON FOR CHANGE		RAPP	RAPP
ESTIMATED	LAND	19,140	19,140
MARKET VALUE	IMPR	135,000	161,400
	TOTAL	154,140	180,540
ASSESSED	LAND	6,700	6,700
VALUE	IMPR	47,250	56,490
	TOTAL	53,950	63,190

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