28-004400.0000

KUHN MARK STEVEN
KUHN MARK STEVEN
2810 SCHLEUCHER RD
CELINA, OH 45822

LIBERTY TWP / CELINA SD

LEGAL INFORMATION
PT W 1/2 SW

RTS: 001-05-24
Acres:19.0840

04-24-300-002

QUALIFIED CREDITS: CAUV: 06831

Property Class: 199
Neighborhood 009281-A100
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUHN MARK STEVEN	2810 SCHLEUCHER RD	CELINA	OH	45822	04/19/2021	250,000	FDC : 285	☐	■
2	HONE ROBERT LEE	2442 HONE WEIR RD	CELINA	OH	45822	05/31/2013	0	QCE : X : 0	☐	☐
3	HONE ROBERT LEE &	2442 HONE WEIR RD	CELINA	OH	45822	02/23/2005	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 06/07/2021 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
ERASTUS DURBIN RD

COMMENT
TY2022:Net Gen=$602.94, Other Assessment=$26.52
DE12 TT RICHARD HONE 1/26/2011- SAID GAR BLT 1974
DE16 DESKTOP RVW CHG: ADD LT
DE21 DEMO BARN AND LT
DE22 RMV LT; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
BL:Barn Lot	A 1.0000	10,000 10,000		10,000 10,000
CR:Crop Land TOTAL	**A 17.2060**	**11,750 2,920**		**205,990 53,370**
0087	A 8.6820	12,450 3,560		108,090 30,910
0023	A 6.6830	11,550 2,660		77,190 17,780
0024	A 1.8410	11,250 2,540		20,710 4,680
RD:Road	A .8780	0 0		0 0
Total Acres: 19.0840			TOTAL	215,990 63,370

VALUATION SUMMARY

VALUE YEAR		2023	2023	2022	2022	2021	2021	2020	2020
REASON FOR CHANGE		CAUV	RAPP	CAUV	REMB	CAUV	REMB	CAUV	RAPP
APPRAISED VALUE	LAND	63,370	215,990	33,330	161,810	33,330	161,810	33,330	161,810
	IMPR	2,200	2,200	1,600	1,600	1,800	1,800	2,200	2,200
	TOTAL	65,570	218,190	34,930	163,410	35,130	163,610	35,530	164,010
ASSESSED VALUE	LAND	22,180	75,600	11,670	56,630	11,670	56,630	11,670	56,630
	IMPR	770	770	560	560	630	630	770	770
	TOTAL	22,950	76,370	12,230	57,190	12,300	57,260	12,440	57,400
POTENTIAL RECOUP		2022=2217.02, 2021=2204.34, 2020=1874.99: Total=6296.35							

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					
BEDROOMS					
FIREPLACES					

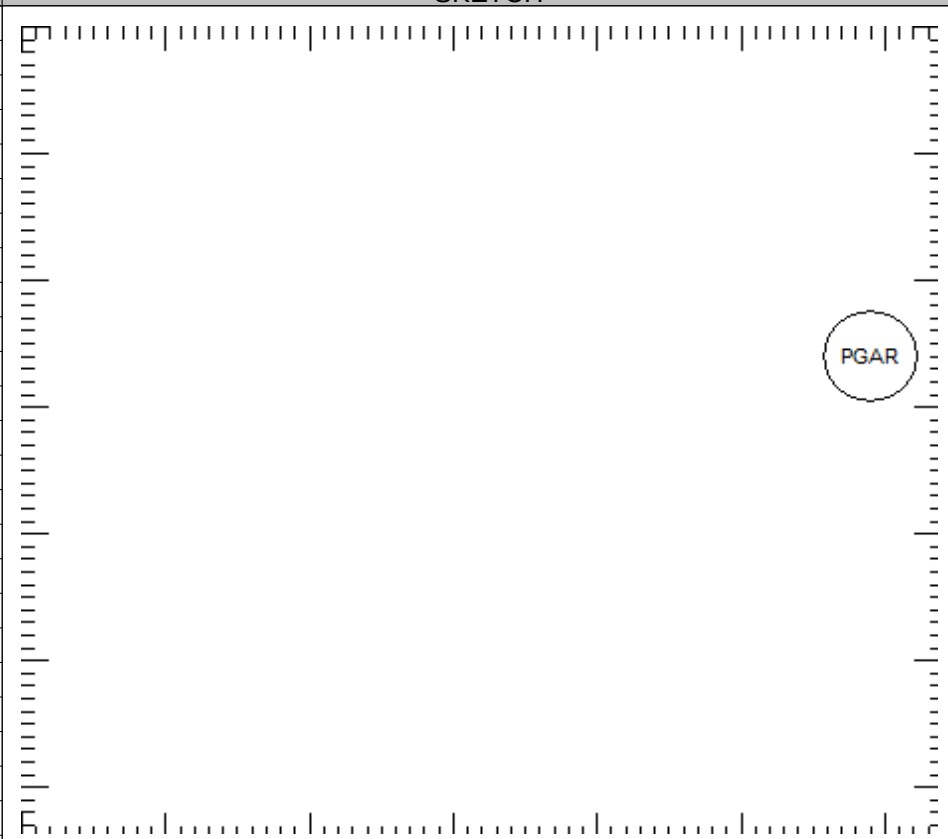
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Gar - Pole	8	28x38	1,064	C	10.50	1974		F	11,170	80	2,230		2,200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		2,200

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COMMENTS

OIL STOVE/Garage is Clear Span - open
>>OB Features: 1.1 <Open One Side>

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2							0	0	☐	☐
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PROPERTY LOCATION
ERASTUS DURBIN RD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 19.0840					TOTAL		215,990	63,370

VALUATION SUMMARY

VALUE YEAR		2017	2017						
REASON FOR CHANGE		CAUV	RAPP						
APPRAISED VALUE	LAND	51,830	162,730						
	IMPR	2,200	2,200						
	TOTAL	54,030	164,930						
ASSESSED VALUE	LAND	18,140	56,960						
	IMPR	770	770						
	TOTAL	18,910	57,730						
POTENTIAL RECOUP		2022=2217.02, 2021=2204.34, 2020=1874.99: Total=6296.35							

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
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☐ 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					
BEDROOMS					
FIREPLACES					

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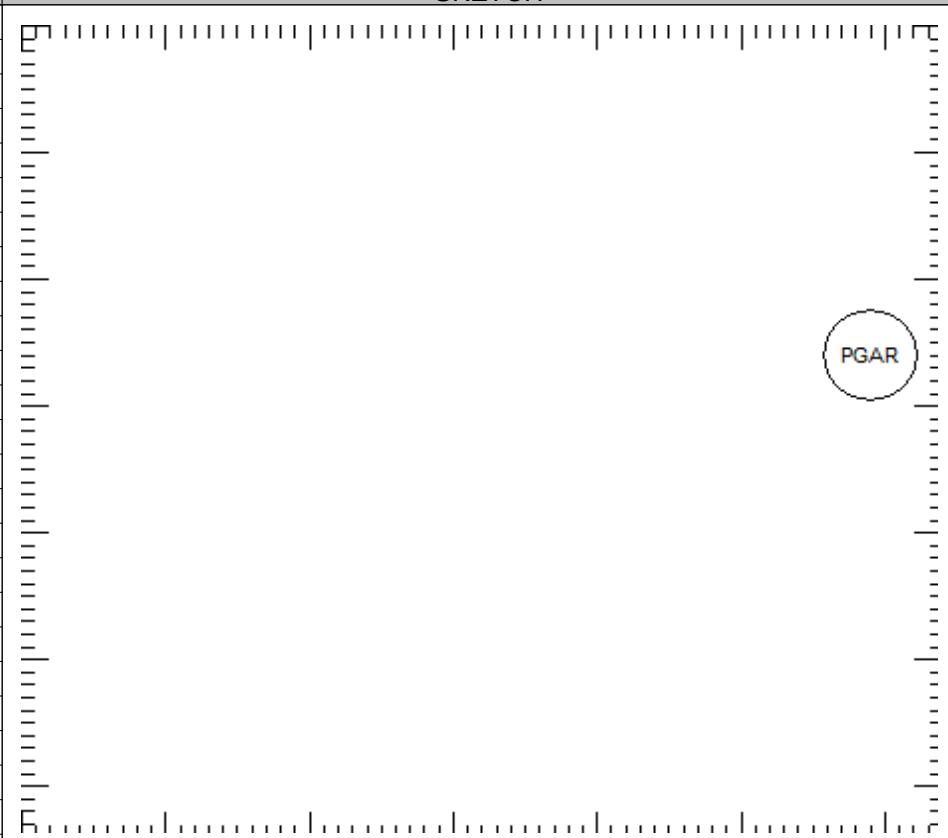
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS