41-009800.0000

JUNOD & SON HOUSING LLC
JUNOD & SON HOUSING LLC
8381 CELINA MENDON RD
CELINA, OH 45822

UNION TWP-MENDON CORP / PARKWAY SD
03-21-403-013

LEGAL INFORMATION
MAURER ADDITION

LOT#: 16

Property Class: 510
Neighborhood 004101-TM20
Map:
Block:
Card: 85
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JUNOD & SON HOUSING LLC	8381 CELINA MENDON RD	CELINA	OH	45822	01/09/2006	0	QCE : X : 0	☐	☐
2	JUNOD PAUL & CAROL	8381 CELINA MENDON RD	CELINA	OH	45822	12/08/1998	19,500	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: CL DATE: 09/27/2004 TIME: 10:44:38 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
203 WAYNE ST

COMMENT
TY2022:Net Gen=$1,113.30, Other Assessment=$2.00
DE22 DESKTOP RVW; ADD CARPORT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D132	ST160 DP94 ADJ150		12,300 0
			TOTAL	12,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP				
APPRAISED VALUE	LAND	12,300	10,200	10,200	7,700				
	IMPR	102,500	60,300	59,600	50,700				
	TOTAL	114,800	70,500	69,800	58,400				
ASSESSED VALUE	LAND	4,310	3,570	3,570	2,700				
	IMPR	35,880	21,110	20,860	17,750				
	TOTAL	40,190	24,680	24,430	20,450				

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		6	4		
BEDROOMS		1	3		
FIREPLACES					

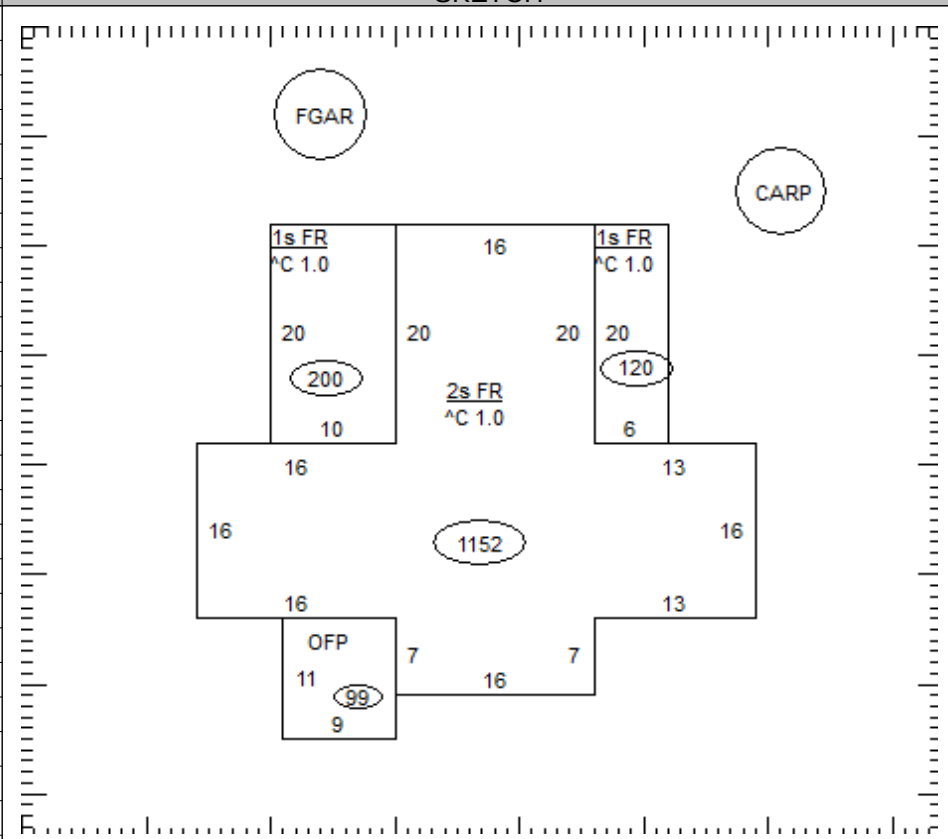
HEAT & AC	B	1	2	3	U
NO HEAT	☐	■	■	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	■	■	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1472	FR	199,960
2ND	1152	FR	75,110

SUBTOTAL			275,070
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	2,624	S.F.	-9,970
AIR COND	0	S.F.	0
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			1,600
SUBTOTAL			270,330
GRADE FACTOR			100 %
UNADJUSTED VALUE			270,330
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,624	C		1900		F	270,330	50	135,170		101,400
1 Gar - Frame	7	16x20	320	C	23.70	1900		A	7,580	95	380		400
2 Carport		16x30	480	E	5.94	2021		F	2,850	8	2,620	CDU75	700
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		102,500

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COMMENTS

Dwelling has an Economic Factor of 75%