

Preble County, Ohio - Property Record Card, Page 1

Parcel: G23001401300005000

Map Number: G23-013

GENERAL PARCEL INFORMATION

Owner EZZINI LLC
 Property Address 100 S WASHINGTON ST
 Mailing Address EZZINI LLC
 2699 DELCANE DR
 COLUMBUS OH 43235
 Land Use 401 APARTMENTS- 4 TO 19 RENTAL UNITS
 Legal Description NE PT LOT 16
 (25' X 113')
 School District NATIONAL TRAIL SD
 Tax District G23 New Paris Village - CR Coblentz School District

VALUATION

	Appraised	Assessed
Land Value	\$14,280.00	\$5,000.00
Improvements Value	\$37,000.00	\$12,950.00
Total Value	\$51,280.00	\$17,950.00
Taxable Value	\$17,950.00	
Net Annual Tax:	\$831.12	
Tot Amt Collected:	\$0.00	

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
F - FRONT LOT	86	82/0	200	\$14,280.00	\$14,280.00	0.1619

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
3/31/2021	\$42,000.00	EZZINI LLC	473	
10/21/2019	\$0.00	A-OK RENTALS LLC	1428	
7/22/2019	\$40,000.00	OSSWALD, ADAM M &	969	
2/17/2006	\$0.00	WILEY RICHARD S & LOIS S	224	
9/21/1994	\$0.00	WILEY RICHARD & LOIS	1592	

COMMENTS

Type	Description
Front of Card	REVAL17: RMVED OBSO FROM BLDG. ADDED OFF. REVAL 2023 REMOVE BUSINESS NAMES, CHG DTE, ADD 160SF AREA, CHG CODES, GRDS, & CNDS, 25% OTH FACTOR
Back of Card	BSMT N.V.
Transfer	RECORD: 244-2573
Transfer	Number of parcels this sale: 1

Preble County, Ohio - Property Record Card, Page 3

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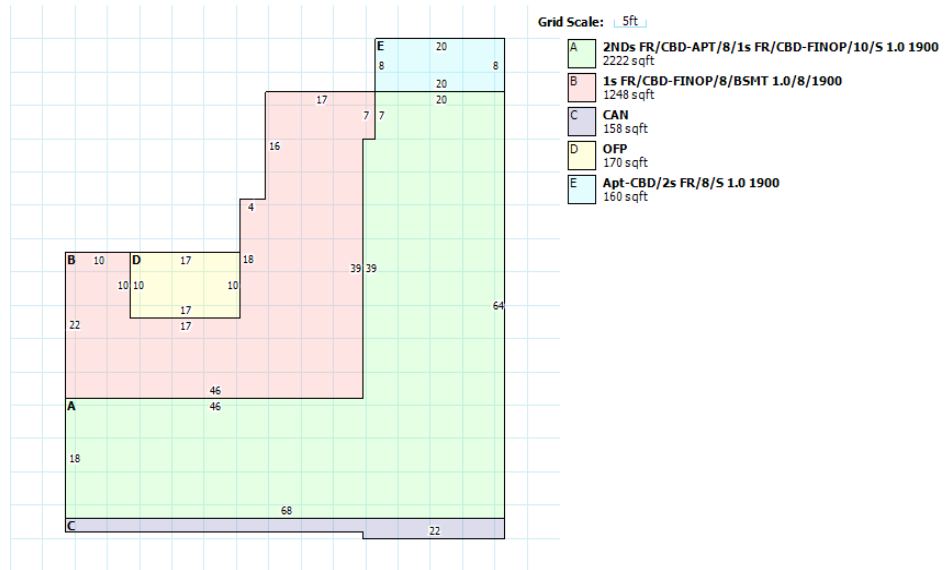
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SKETCH



COMMERCIAL - Card 1

Business Name: [Blank]
 Description: CBD: FIRST FLOOR DIVIDED
 Construction: WD OR STEEL FR EX. WALLS
 # of Floors: 2
 Price Code: CBD.002
 Height: 10
 Length: 0
 Width: 0
 Area: 2222
 Year Built: 1900
 Value: \$6,680.00
 Grade: B
 Condition: P
 HVAC: FORCED AIR UNIT
 Exterior Wall: WOOD/METAL
 Framing: FRAME
 Roofing: GABLE/HIP METAL
 Window: STORE FRONT
 Foundation: CONCRETE BLOCK
 Canopy: [Blank]
 Doors: GLASS
 Plumbing: STANDARD

COMMERCIAL DETAIL - Card 1

Description	Construction	Area	Year Built	Condition	Value
AREA CBD: D	D	1248	1900	P	\$3,750
UNITS APT-		160	1900	F	\$0
AREA OFF		170	1900	P	\$190
UNITS APT- D	D	2222	1900	F	\$24,000
AREA CAN		158	1900	F	\$40

YARD ITEMS - Card 1

Description	Construction	Area	Year Built	Condition	Value
A GARAGE: DETACHED FRAME/BLOCK		308	1900	F	\$2,330