



09-119300.3500

| | | |
|--------------|-----|---|
| 1 OF 1 | | |
| PROP. CLASS | | |
| 5 | 1 | 0 |
| NEIGHBORHOOD | | |
| 095CL50-CL50 | | |
| M | 08A | |
| B | | |
| C | 45 | |

KERNS RONALD L & BETTY L

KERNS RONALD L & BETTY L
6631 BEAVERCREEK DR
CELINA, OH 45822

LEGAL INFORMATION

BROOKSIDE ESTATES

LOT#: 31

| | OWNERSHIP | MAILING ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | CONV # | JS | VALID |
|---|--------------------------|---------------------|--------|-------|-------|------------|--------|---------------|--------------------------|-------------------------------------|
| 1 | KERNS RONALD L & BETTY L | 6631 BEAVERCREEK DR | CELINA | OH | 45822 | 04/11/2008 | 188500 | WDC : A : 233 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | KEIHL GAYLE L | 6631 BEAVERCREEK DR | CELINA | OH | 45822 | 07/09/2003 | 169000 | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | | | | | | | 0 | | <input type="checkbox"/> | <input type="checkbox"/> |

X: LISTER: DA DATE: 03/29/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION | |
|---|---|---|---|--|--|---|
| <input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU | 6631 BEAVER CREEK DR, CELINA COMMENT ON CHANNEL TY2011:Net Gen=\$2,528.76, Net Spec=\$0.00 |

| LAND COMPUTATIONS | | | | | | | |
|---------------------|-----------|-----------|-------|------|--------|-----|-----------|
| CODES: | LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| F: FRONT R: REAR | FR:F | F110 D112 | ST500 | DP86 | ADJ430 | | 47300 0 |
| HS: | | | | | | | |
| HOME SITE | | | | | | | |
| SM: | | | | | | | |
| SMALL ACRE | | | | | | | |
| WA: WASTE | | | | | | | |
| RD: ROAD | | | | | | | |
| EA: | | | | | | | |
| EASEMENT | | | | | | | |
| TOTAL | | | | | | | 47300 0 |

VALUATION SUMMARY

| ASSESSMENT YEAR | 2011 | 2008 | | | | | |
|-------------------|------------------------|--------|--|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | | | | | |
| APPRAISED VALUE | <u>LAND</u> 47300 | 47300 | | | | | |
| | <u>IMPR</u> 113400 | 167700 | | | | | |
| | <u>TOTAL</u> 160700 | 215000 | | | | | |
| ASSESSED VALUE | <u>LAND</u> 16560 | 16560 | | | | | |
| | <u>IMPR</u> 39690 | 58700 | | | | | |
| | <u>TOTAL</u> 56250 | 75260 | | | | | |

| OCCUPANCY | EXTERIOR |
|---|---|
| <input checked="" type="checkbox"/> SNGL FMLY <input type="checkbox"/> DUPLEX <input type="checkbox"/> TRIPLEX <input type="checkbox"/> CONVR <input type="checkbox"/> MOBILE HM <input type="checkbox"/> BI/L TRI/L <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE |

| ROOFING | ROOF TYPE |
|---|--|
| <input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE | <input checked="" type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

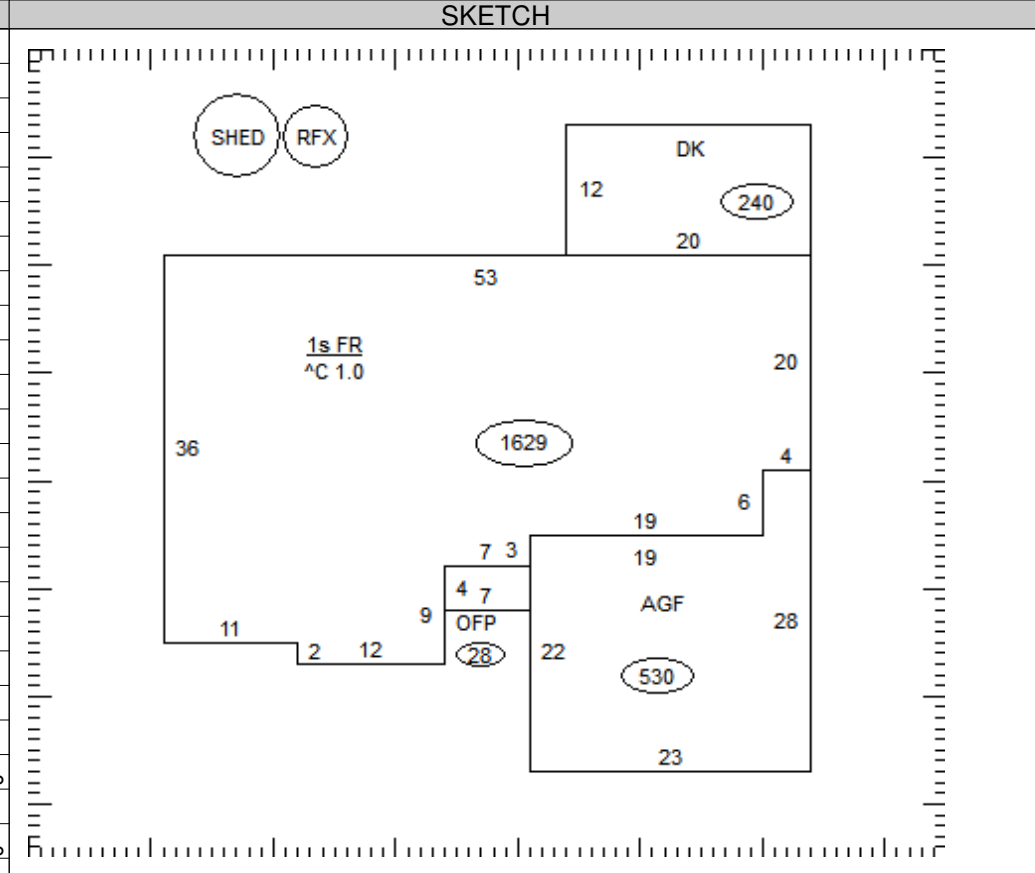
| INT. FINISH | B | 1 | 2 | 3 | U |
|-------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING | <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"/> |

| ACCOMMODATIONS | | | | | |
|----------------|--|---|--|--|--|
| # OF ROOMS | | 5 | | | |
| BEDROOMS | | 3 | | | |
| FIREPLACES | | | | | |

| HEAT & AC | B | 1 | 2 | 3 | U |
|-------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| PLUMBING | BASE |
|-------------|--------------------------|
| X FULL BATH | <input type="checkbox"/> |
| X HALF BATH | <input type="checkbox"/> |
| X FIXTURES | <input type="checkbox"/> |

| FLOOR | AREA | CONST | VALUE |
|--------------------|------|-------|--------|
| 1 | 1629 | FR | 97020 |
| SUBTOTAL | | | 97020 |
| MULTI-FAMILY # | | | |
| BSMT FINISH | | S.F. | |
| FIREPLACE # | | | |
| HEATING | | S.F. | |
| AIR COND | 1629 | S.F. | 2440 |
| PLUMBING # | 3 | | 3300 |
| GARAGES & CARPORTS | | | 8700 |
| EXTRA FEATURES | | | 2000 |
| SUBTOTAL | | | 113460 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 113460 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1629 | C | | 1995 | | A | 113460 | 16 | 95310 | | 113400 |
| 1 Shed | PP | 8x14 | 112 | C | | 2002 | | | | 100 | | | 0 |
| 2 Rfx | PP | 3x14 | 42 | C | 8.10 | | | | 340 | 100 | | | 0 |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 113400

COMMENTS

Dwelling has an Economic Factor of 119%