

09-000200.0104

HEGEMIER BRADLEY D

HEGEMIER BRADLEY D
 5575 HIDDEN SHORES DR
 CELINA, OH 45822

LEGAL INFORMATION

HIDDEN SHORES SEC 1

LOT #4

**QUALIFIED CREDITS:
 HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEGEMIER BRADLEY D	5575 HIDDEN SHORES DR	CELINA	OH	45822	06/15/2018	599,000	WDC : 424	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WISSMAN LEE R & RITA E	5575 HIDDEN SHORES DR	CELINA	OH	45822	02/01/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WISSMAN RITA E	5575 W HIDDEN SHORES DR	CELINA	OH	45822	03/04/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: btc DATE: 05/03/2010 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 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	5575 W HIDDEN SHORES DR, COMMENT TY2018:Net Gen=\$6,378.36, Other Assessment=\$0.00 DE10 PER COUNTY AUDITOR; ACCEPT SETTLEMENT OF \$515,000 (CAMP) DE09 AD FP PER DATA MAILER DE11 REMOVED BOR FNC DE17 DESKTOP REVIEW///ADD PORTICO (Mod SM:)200				

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F95 D150	ST1600	DP100	ADJ1600		152,000 0
TOTAL						152,000 0

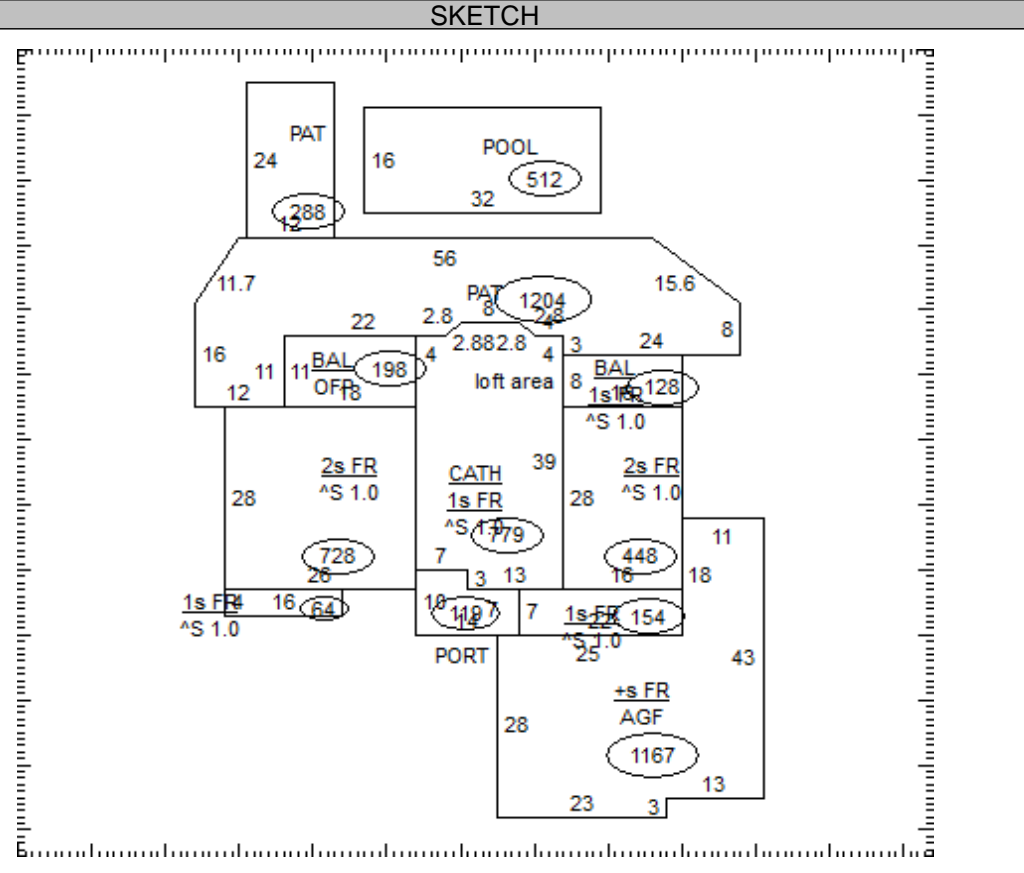
VALUATION SUMMARY									
VALUE YEAR		2017	2017	2014	2011	2011	2011	2010	2009
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC	RAPP	BOR	BOR	MISC
APPRAISED	<u>LAND</u>	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000
VALUE	<u>IMPR</u>	287,700	367,200	363,100	363,100	331,100	361,500	396,300	433,300
	<u>TOTAL</u>	439,700	519,200	515,100	515,100	483,100	513,500	548,300	585,300
ASSESSED	<u>LAND</u>	53,200	53,200	53,200	53,200	53,200	53,200	53,200	53,200
VALUE	<u>IMPR</u>	100,700	128,520	127,090	127,090	115,890	126,530	138,710	151,660
	<u>TOTAL</u>	153,900	181,720	180,290	180,290	169,090	179,730	191,910	204,860

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	2301	FR	152,970
<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> STUCCO	2ND	1176	FR	37,530
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL	+	0	FR	6,980
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input checked="" type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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		4	3		
BEDROOMS		1	3		
FIREPLACES		1			
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 checked="" 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 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"/>
GEOHERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH		1	1		
X HALF BATH		1			
X FIXTURES					

SUBTOTAL		197,480
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	3,477 S.F.	5,210
PLUMBING #	8	8,800
GARAGES & CARPORTS		19,200
EXTRA FEATURES		36,900
SUBTOTAL		271,590
GRADE FACTOR		140 %
UNADJUSTED VALUE		380,230
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,477	A-		2001		A	380,230	14	327,000		281,200
1 Pool - Inground		16x32	512	C	25.00	2001		A	12,800	27	9,340	DFLT30	6,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-000200.0104	TOTAL	287,700
----------------	--------------	---------

COMMENTS

Dwelling has an Economic Factor of 86%