

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095LF20-LF20		
M	04	
B		
C	93	

09-000754.0000

SEGER DIANE E
 SEGER DIANE E
 5614 FOUNDERS LN
 CELINA, OH 45822

LEGAL INFORMATION
 BASS LANDING

RTS: 003-06-16 LOT#: 54

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SEGER DIANE E	5614 FOUNDERS LN	CELINA	OH	45822	06/09/2017	265,000	WDC : 378	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTER SHARON S	345 GROVE CIRCLE	AVON PARK	FL	33825	07/13/2004	251,000	SHC : S : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	NETHERTON ROBERT &	7 TIMBERLANE PL	CHILlicothe	OH	45601	10/21/1996	4,600	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: CG DATE: 07/25/2006 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	5614 FOUNDERS LN, COMMENT TY2018:Net Gen=\$2,728.68, Other Assessment=\$0.00 DE11 CORR SKETCH AND GRADE DE18 REMOVE OWN OCC didn't return app (Mod SM:)200			

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F56 D108	ST600	DP84	ADJ504		28,200 0
					TOTAL	28,200 0

VALUATION SUMMARY							
VALUE YEAR	2017	2015	2014	2011			
REASON FOR CHANGE	RAPP	REMB	RAPP	RAPP			
APPRAISED VALUE	<u>LAND</u> 28,200	28,200	28,200	28,200			
	<u>IMPR</u> 144,600	126,200	127,700	127,700			
	<u>TOTAL</u> 172,800	154,400	155,900	155,900			
ASSESSED VALUE	<u>LAND</u> 9,870	9,870	9,870	9,870			
	<u>IMPR</u> 50,610	44,170	44,700	44,700			
	<u>TOTAL</u> 60,480	54,040	54,570	54,570			

- OCCUPANCY**
 SNGL FMLY
 DUPLEX
 TRIPLEX
 CONVR
 MOBILE HM
 BI/L TRI/L
 MOD/MAN
- EXTERIOR**
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

- ROOFING**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE
- ROOF TYPE**
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

- FLOORS** B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

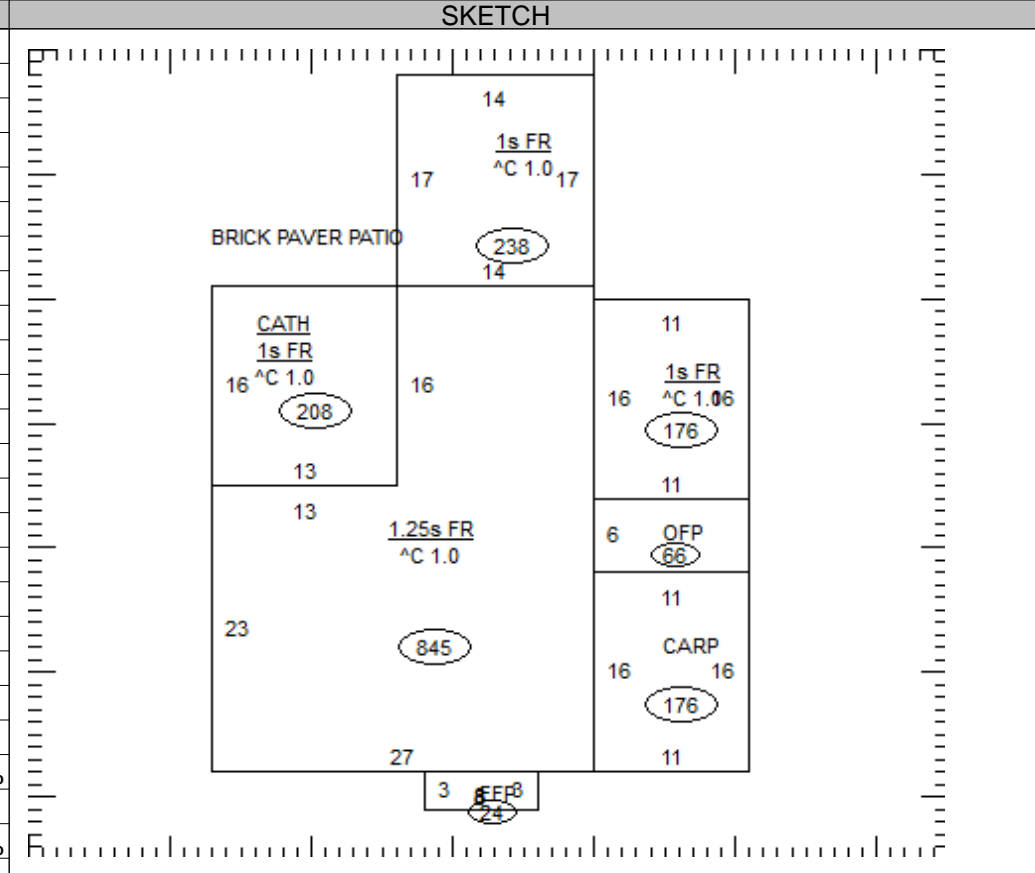
- INT. FINISH** B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

- ACCOMMODATIONS**
 # OF ROOMS 6
 BEDROOMS 2
 FIREPLACES 1
 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	1467	FR	115,390
.25	211	FR	12,630
SUBTOTAL			128,020
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,467 S.F.		2,200
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			8,700
SUBTOTAL			146,220
GRADE FACTOR			115 %
UNADJUSTED VALUE			168,150
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,678	B-		1999	2005	A	168,150	14	144,610		144,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-000754.0000 TOTAL 144,600

COMMENTS
 Dwelling has an Economic Factor of 100%