

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095LA50-LA50		
M	05 E	
B		
C	118	

09-033000.0200

**WACKLER GARRY D**  
 WACKLER GARRY D  
 5256 SOUTH POINTE BLVD  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 SOUTH POINTE SUBD  
 FIRST ADD  
 PLATTED 7/96 LOT#: 2

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 WACKLER GARRY D	5256 SOUTH POINTE BLVD	CELINA	OH	45822	01/31/2017	132,500	2:WDC : 67	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 KANAK GAILE T	5256 SOUTH POINTE BLVD	CELINA	OH	45822	06/03/2013	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 KANAK GAILE J	5256 SOUTH POINT BLVD	CELINA	OH	45822	03/29/1999	82,500	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 08/29/2011 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 checked="" 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	5256 SOUTH POINTE BLVD, CELINA <b>COMMENT</b> TY2018:Net Gen=\$1,137.40, Other Assessment=\$0.00 DE15 CORR PLMNG PER DATA MAILER CHANNEL DE17 DESKTOP REVIEW//ADD BW DE18 REMV HOMESTEAD DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F52 D75	ST370	DP71	ADJ263		13,700 0
					TOTAL	13,700 0

VALUATION SUMMARY						
VALUE YEAR	2017	2017	2015	2014	2011	
REASON FOR CHANGE	RAPP	MISC	NC	RAPP	RAPP	
APPRAISED VALUE	<u>LAND</u> 13,700	14,300	14,300	14,300	13,700	
	<u>IMPR</u> 58,300	59,800	59,700	57,300	55,100	
	<u>TOTAL</u> 72,000	74,100	74,000	71,600	68,800	
ASSESSED VALUE	<u>LAND</u> 4,800	5,010	5,010	5,010	4,800	
	<u>IMPR</u> 20,410	20,930	20,900	20,060	19,290	
	<u>TOTAL</u> 25,210	25,940	25,910	25,070	24,090	

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 checked="" type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

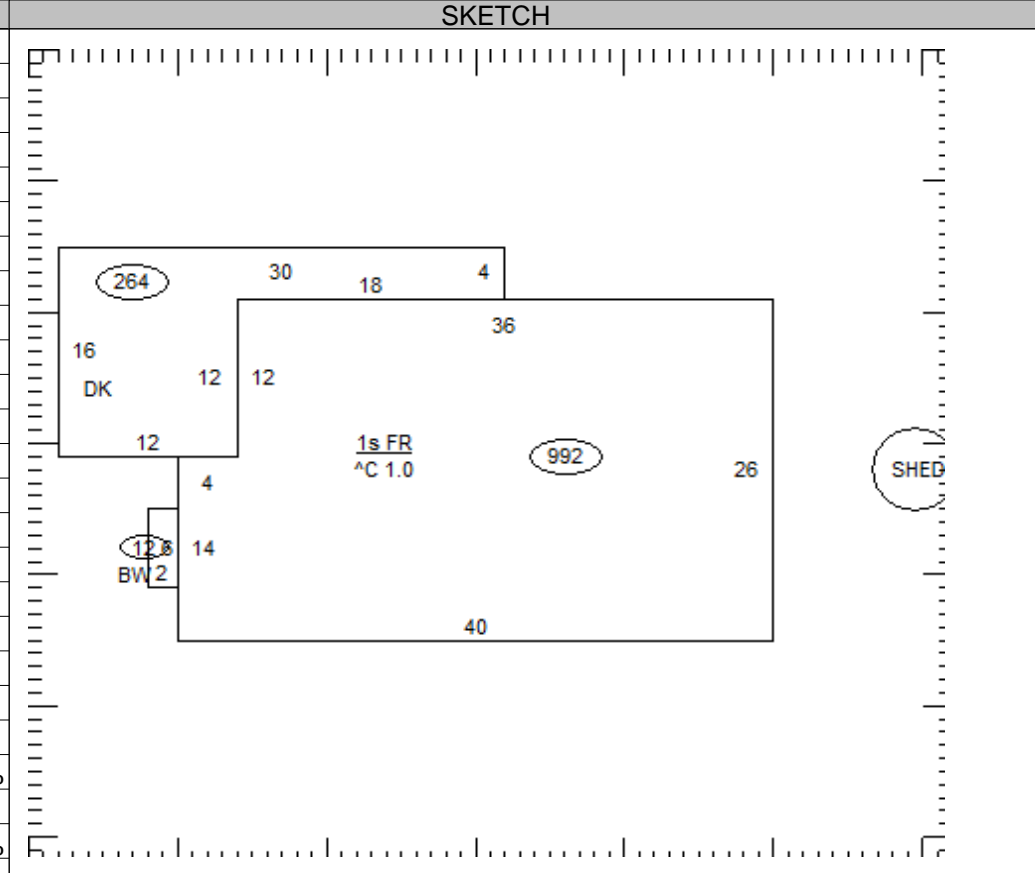
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 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	992	FR	95,870
SUBTOTAL			95,870
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	992 S.F.		1,490
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			2,000
SUBTOTAL			102,660
GRADE FACTOR			85 %
UNADJUSTED VALUE			87,260
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	992	D+		1997		A	87,260	25	65,450		58,300
1 Shed	PP	8x12	96	C		2000		A		29			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-033000.0200 TOTAL 58,300

**COMMENTS**

IRREGULAR LOT  
Dwelling has an Economic Factor of 89%