



09-057900.0000

POOLE GREGORY J & CAROLYN SUE

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6587 BRUCE RD

CELINA, OH 45822

LEGAL INFORMATION

BALLINGER PK LOT 11 PT

W SD LOT 12 ALSO PT W SD

LOT 28 & N SD LOT 29 AND ACREAGE W TO WATER EDGE

PROP. CLASS

5 1 0

NEIGHBORHOOD

095LF50-LF50

M 05A

B

C 40

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POOLE GREGORY J &	6587 BRUCE RD	CELINA	OH	45822	04/28/2017	74,900	WDC : 261	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	JACOB BERNARD & NANCY	226 S WAYNE ST	PIQUA	OH	45356	07/29/1994	28,500	: F : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DA	DATE: 05/04/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6587 BRUCE RD, CELINA	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$1,241.62, Other Assessment=\$0.00	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	DE12 CORRECTED LOT SIZE	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE18 DNQ- OWN OCC/VAC HOME (Mod SM:200)	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F32 D169				ST1300 DP106 ADJ1378		44,100	0
TOTAL							44,100	0

VALUATION SUMMARY

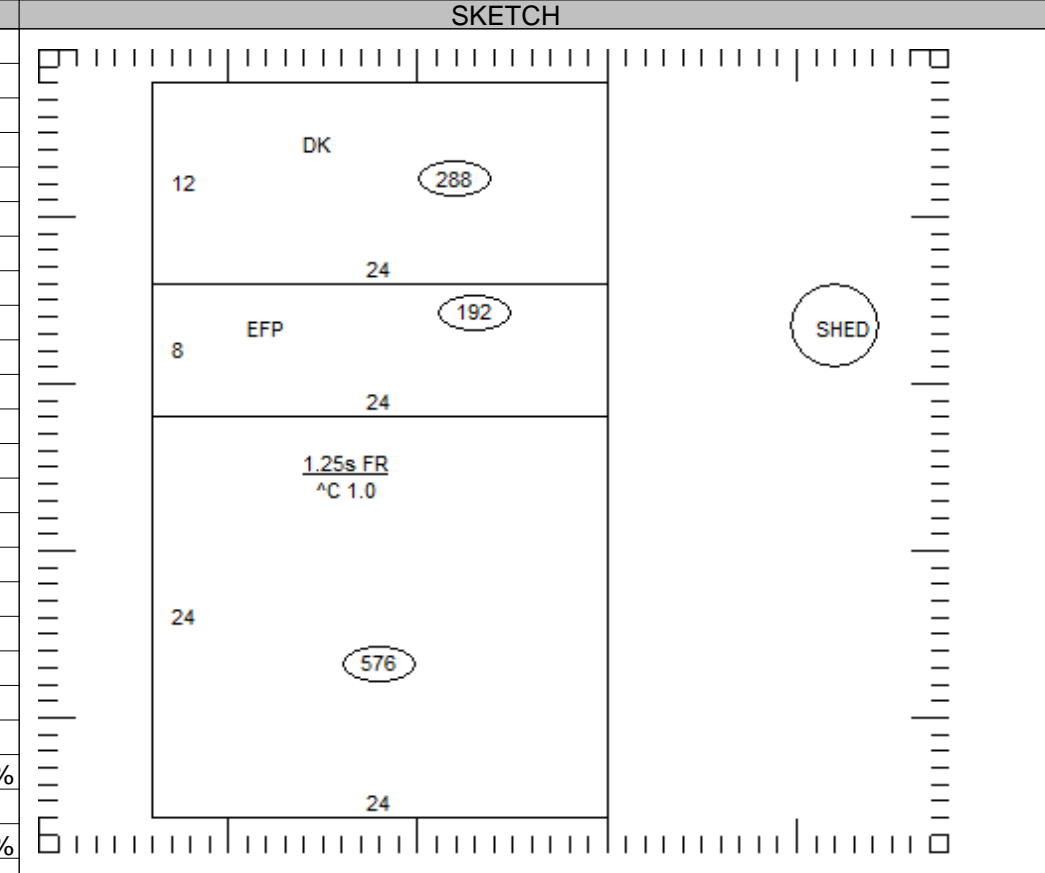
VALUE YEAR	2017	2014	2012	2011			
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP			
APPRAISED	<u>LAND</u> 44,100	44,100	44,100	45,300			
VALUE	<u>IMPR</u> 34,500	25,600	25,600	25,600			
	<u>TOTAL</u> 78,600	69,700	69,700	70,900			
ASSESSED	<u>LAND</u> 15,440	15,440	15,440	15,860			
VALUE	<u>IMPR</u> 12,080	8,960	8,960	8,960			
	<u>TOTAL</u> 27,520	24,400	24,400	24,820			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	576	FR	74,470
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.25	144	FR	14,150
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input 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		VALUE
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	720 S.F.
						AIR COND	0 S.F.
						PLUMBING #	0
						GARAGES & CARPORTS	0
						EXTRA FEATURES	7,000
						SUBTOTAL	93,820
						GRADE FACTOR	70 %
						UNADJUSTED VALUE	65,670
						FACTOR	100 %

ACCOMMODATIONS	B	1	2	3	U		VALUE
# OF ROOMS		4	1				
BEDROOMS		2					
FIREPLACES							
HEAT & AC	B	1	2	3	U		
NO HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL HEAT	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
PLUMBING						BASE	<input checked="" type="checkbox"/>
X FULL BATH							
X HALF BATH							
X FIXTURES							



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	720	D-		1926		A	65,670	50	32,840		34,500
1 Shed	PP	8x10	80	C		2010		A		9			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-057900.0000 TOTAL 34,500

COMMENTS

FRONTS ON WATER
Dwelling has an Economic Factor of 105%