



09-062100.0106

PROP. CLASS

5 | 1 | 0

**VERHOFF BRADLEY L & MARY J**

**LEGAL INFORMATION**

**QUALIFIED CREDITS:  
HOMESTEAD**

NEIGHBORHOOD

VERHOFF BRADLEY L & MARY J

HILLSIDE PHASE 1

095CL80-CL80

6659 BRUCE RD  
CELINA, OH 45822

LOT#: 6

M 05B

B

C 60

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VERHOFF BRADLEY L & MARY	6659 BRUCE RD	CELINA	OH	45822	01/09/2018	219,000	WDC : 11	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	EILERMAN ROBERT L &	6659 BRUCE RD	CELINA	OH	45822-9143	03/26/1993	32,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 10/05/2017 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	6659 BRUCE RD, CELINA COMMENT TY2018:Net Gen=\$2,641.60, Other Assessment=\$0.00 DE17 RVW'D BLUEPRINTS, ADJ SK DE11 INFORMALS; ADJ GRADE & COND CHANNEL LOT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F95 D218	ST450	DP114	ADJ513			48,700	0
TOTAL							48,700	0

VALUATION SUMMARY

VALUE YEAR	2017	2017	2014	2013	2011	2011		
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC	MISC	RAPP		
APPRAISED	48,700	65,000	61,100	54,200	54,200	54,200		
VALUE	148,100	132,200	150,900	160,500	161,900	184,900		
	TOTAL	196,800	197,200	212,000	214,700	239,100		
ASSESSED	17,050	22,750	21,390	18,970	18,970	18,970		
VALUE	51,840	46,270	52,820	56,180	56,670	64,720		
	TOTAL	68,890	69,020	74,210	75,150	83,690		

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 type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

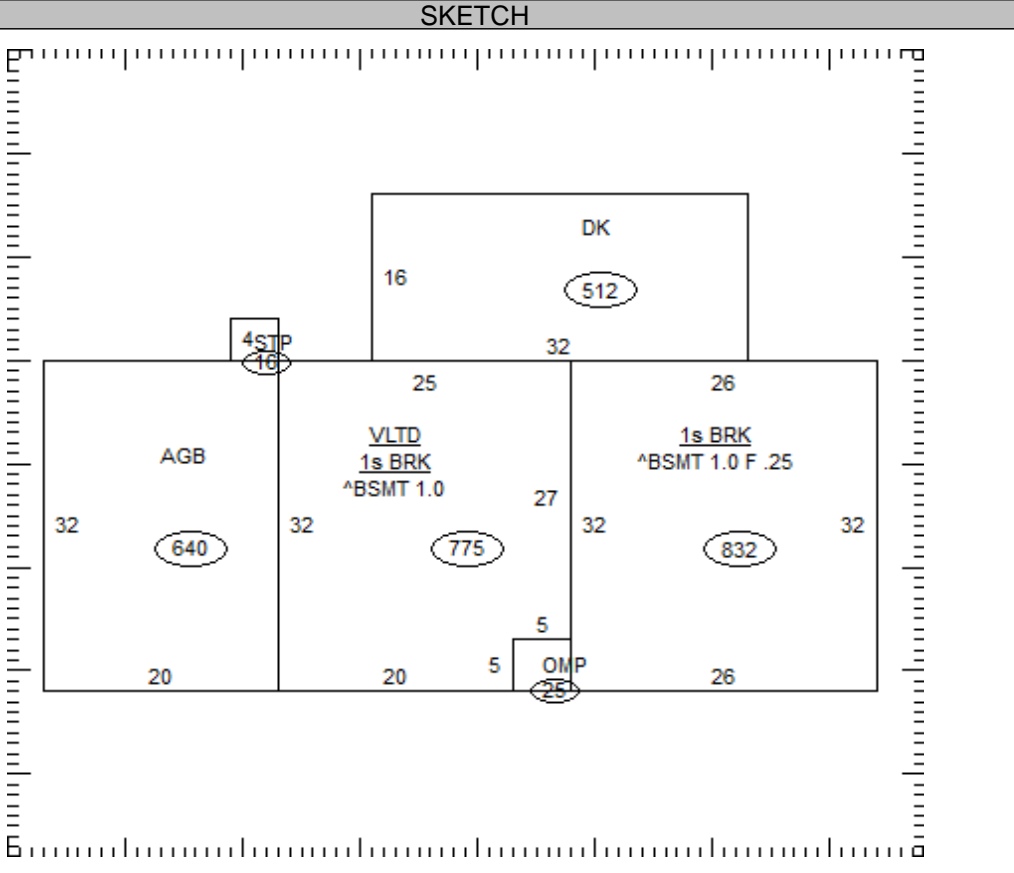
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS	2	4			
BEDROOMS	1	2			
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 checked="" 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"/>
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 checked="" 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	1607	BRK	128,460
BSMT	1607		20,890
<b>SUBTOTAL</b>			<b>149,350</b>
MULTI-FAMILY #	0		0
BSMT FINISH	208 S.F.		2,700
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,815 S.F.		2,720
PLUMBING #	3		3,300
GARAGES & CARPORTS			11,900
EXTRA FEATURES			15,600
<b>SUBTOTAL</b>			<b>189,570</b>
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			<b>199,050</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,607	C+		1997		A	199,050	20	159,240		148,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 148,100

**COMMENTS**  
 Dwelling has an Economic Factor of 93%