

1 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009011-A100		
M	09	
B	01	
C	51	

01-040700.0000

BRANSTETER JAMES & KATHLEEN;
 BRANSTETER JAMES & KATHLEEN;
 8212 LINN RD
 CELINA, OH 45822

LEGAL INFORMATION
 W SD NW FR

QUALIFIED CREDITS: CAUV

RTS: 001-04-31
 Acres:82.9270

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRANSTETER JAMES & BRANSTETER LANCE & BRANSTETER JENILEE TR	8212 LINN RD	CELINA	OH	45822	05/03/2018	1,090,000	WDC : 289	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	E.L.M. INVESTMENTS LLC	5133 FOREST GROVE DR	FORT WAYNE	IN	46835	05/19/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	E L M INVESTMENTS LLC	5133 FOREST GROVE DR	FORT WAYNE	IN	46835	11/16/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/17/2004 TIME: 09:30:01 AM LETTER 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 type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	0 ST RT 707 ,		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2018:Net Gen=\$3,438.96, Other Assessment=\$25.80 TILLABLE DE18 CORR AC PER SURVEY		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 80.9270		8,965	2,573			761,210 251,000
0070	A 5.8000		8,450	1,955			49,010 11,340
0087	A 75.1270		9,480	3,190			712,200 239,660
RD:Road:0900	A 2.0000		0	0			0 0
Total Acres: 82.9270					TOTAL		761,210 251,000

VALUATION SUMMARY								
VALUE YEAR	2018	2018	2017	2017	2014	2014	2011	2011
REASON FOR CHANGE	CAUV	MISC	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	251,000	761,210	249,630	757,170	316,070	698,870	141,650	482,450
IMPR	0	0	0	0	0	0	0	0
TOTAL	251,000	761,210	249,630	757,170	316,070	698,870	141,650	482,450
ASSESSED VALUE	87,850	266,420	87,370	265,010	110,620	244,600	49,580	168,860
IMPR	0	0	0	0	0	0	0	0
TOTAL	87,850	266,420	87,370	265,010	110,620	244,600	49,580	168,860
CAUV TAX SAVINGS	2018=6990.28, 2017=6896.98, 2016=4852.78: Total=18740.04							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																			
<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 type="checkbox"/> GABLE																			
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																			
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																			
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																			
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																			
SUBTOTAL					0															
FLOORS	B	1	2	3	U											MULTI-FAMILY #	0			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0	S.F.	0											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0		0											
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0	S.F.	0											
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0	S.F.	0											
INT. FINISH	B	1	2	3	U	PLUMBING #	0		0											
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0											
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			0											
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			0											
ACCOMMODATIONS						GRADE FACTOR			%											
# OF ROOMS						UNADJUSTED VALUE			0											
BEDROOMS						FACTOR			%											
FIREPLACES						OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
HEAT & AC	B	1	2	3	U	DWELLING		SK												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10														
PLUMBING					BASE	<input type="checkbox"/>														
X FULL BATH						11														
X HALF BATH																				
X FIXTURES																				

01-040700.0000

TOTAL 0

COMMENTS

2 OF 2		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009011-A100		
M	09	
B	01	
C	51	

BLACKCREEK TWP / PARKWAY SD

01-31-100-001

01-040700.0000

LEGAL INFORMATION

W SD NW FR

QUALIFIED CREDITS: CAUV

RTS: 001-04-31
Acres:82.9270

BRANSTETER JAMES & KATHLEEN;
BRANSTETER JAMES & KATHLEEN;
8212 LINN RD
CELINA, OH 45822

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	E L M INVESTMENTS LLC	5133 FOREST GROVE DR	FT WAYNE	IN	46835	09/06/2002	0 : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/17/2004 TIME: 09:30:01 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
0 ST RT 707 ,					
COMMENT					

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 82.9270					TOTAL	761,210	251,000

VALUATION SUMMARY							
VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
CAUV TAX SAVINGS	2018=6990.28, 2017=6896.98, 2016=4852.78: Total=18740.04						

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																			
<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 type="checkbox"/> GABLE																			
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																			
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																			
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																			
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																			
SUBTOTAL					0															
FLOORS	B	1	2	3	U											MULTI-FAMILY #	0			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.													
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.													
INT. FINISH	B	1	2	3	U	PLUMBING #	0													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL														
ACCOMMODATIONS						GRADE FACTOR														
# OF ROOMS						UNADJUSTED VALUE	0													
BEDROOMS						FACTOR														
FIREPLACES																				
HEAT & AC	B	1	2	3	U	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING		SK												
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9														
PLUMBING		BASE				<input type="checkbox"/>	10													
X FULL BATH						11														
X HALF BATH																				
X FIXTURES																				

01-040700.0000

TOTAL 0

COMMENTS