

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000620-RS20		
M	08	
B		
C	05	

06-026500.0000

BAKER MICHAEL L & DEBRA A

BAKER MICHAEL L & DEBRA A

8043 US RTE 33

CELINA, OH 45822

LEGAL INFORMATION

NEPTUNE TOWN LOTS

RTS: 003-05-14 LOT#: 1

**QUALIFIED CREDITS:
HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAKER MICHAEL L & DEBRA A	8043 US RTE 33	CELINA	OH	45822	03/04/2019	69,900	2:WDC : 130	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RAMGA ALFRIEDA A	8043 US RT 33	CELINA	OH	45822	12/02/1996	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CG DATE: 10/11/2004 TIME: 02:08:31 PM 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 checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input 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	8043 US RT 33 , CELINA COMMENT TY2018:Net Gen=\$519.94, Other Assessment=\$30.00 DE15 CLER ERR/COR OUTBLDG AGE

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D132	ST80	DP94	ADJ75			5,000	0
TOTAL							5,000	0

VALUATION SUMMARY

VALUE YEAR	2017	2015	2014	2011
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	5,000	5,000	5,000	5,000
	LAND			
	IMPR			
	TOTAL			
ASSESSED VALUE	1,750	1,750	1,750	1,750
	LAND			
	IMPR			
	TOTAL			

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

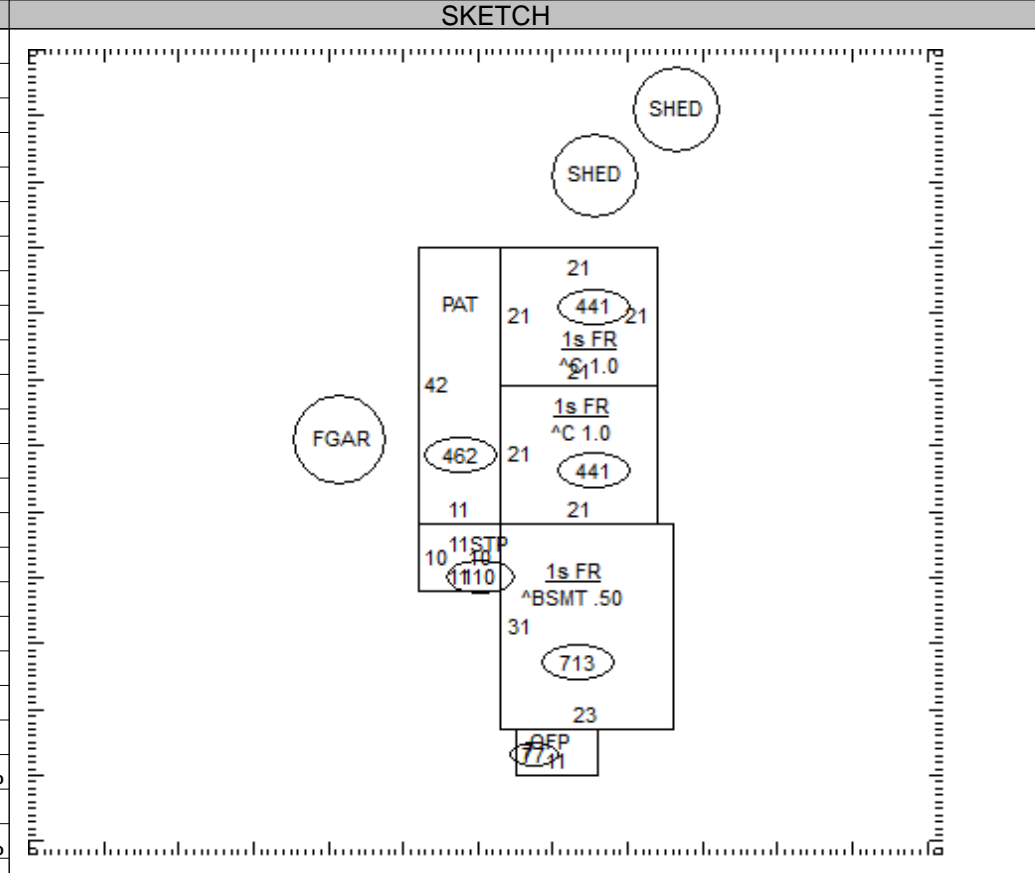
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS		8			
BEDROOMS		2			
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE
X FULL BATH	<input checked="" type="checkbox"/>
X HALF BATH	<input type="checkbox"/>
X FIXTURES	<input type="checkbox"/>

FLOOR	AREA	CONST	VALUE
1	1595	FR	122,080
BSMT	356		4,630
SUBTOTAL			126,710
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			3,100
SUBTOTAL			129,810
GRADE FACTOR			95 %
UNADJUSTED VALUE			123,320
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,595	C-		1911	1988	A	123,320	45	67,830		54,300
1 Shed		12x16	192	C	9.00	1951		A	1,730	90	170		200
2 Gar - Frame		14x20	280	C	15.80	1951		A	4,420	90	440		400
3 Shed	PP	8x12	96	C						100			0
4													
5													
6													
7													
8													
9													
10													
11													

06-026500.0000	TOTAL	54,900
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COMMENTS

05 RVL NEWER VINYL SIDING
Dwelling has an Economic Factor of 80%