09-000799.0101

FRANKLIN TWP / CELINA SD

09-16-353-010

Property Class: 510

Neighborhood 095CL50-CL50

Map: 04
Block:
Card: 45

Bk: Pg:

SPARGO KEBRA & PATCH KENDRA
SPARGO KEBRA & PATCH KENDRA
15407 AMSTUTZ RD
LEO, IN 46765

LEGAL INFORMATION
BASS LANDING

LOT#: 101

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SPARGO KEBRA & PATCH	15407 AMSTUTZ RD	LEO	IN	46765	09/27/2021	0	QCE : X : 0	☐	☐
2	KUNKLE KENNETH A	1438 W 200 S	PORTLAND	IN	47371	08/31/2021	158,000	WDC : 728	☐	■
3	MILLER KATHERINE S	2731 SW 14TH CT	DEERFIELD BEACH	FL	33442	11/22/2013	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 09/28/2012 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

5607 WINDING WAY, CELINA

COMMENT

TY2020:Net Gen=$1,671.16, Other Assessment=$0.00
DE12 SPOKE TO DAUGHTER MOTHER REG TO VOTE IN MERCER/KEEP HSTEAD AND 2 1/2%
DE12 RMV HS & 2.5% OWNER LIVES IN CENTERVILLE OHIO
HAS CHANNEL
DE09 CORR SKTCH - DATA MAILER
DE17 DESKTOP REVIEW//RMV CNPY
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F72 D86	ST500 DP75 ADJ375		28,400 0
			TOTAL	28,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2017	2015	2014	2011	2009	
REASON FOR CHANGE		RAPP	RAPP	MISC	MISC	RAPP	RAPP	MISC	
APPRAISED VALUE	LAND	28,400	27,000	27,000	27,000	27,000	27,000	27,000	
	IMPR	88,500	78,800	81,800	81,900	82,300	82,300	70,500	
	TOTAL	116,900	105,800	108,800	108,900	109,300	109,300	97,500	
ASSESSED VALUE	LAND	9,940	9,450	9,450	9,450	9,450	9,450	9,450	
	IMPR	30,980	27,580	28,630	28,670	28,810	28,810	24,680	
	TOTAL	40,920	37,030	38,080	38,120	38,260	38,260	34,130	

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	■ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		2			
FIREPLACES					

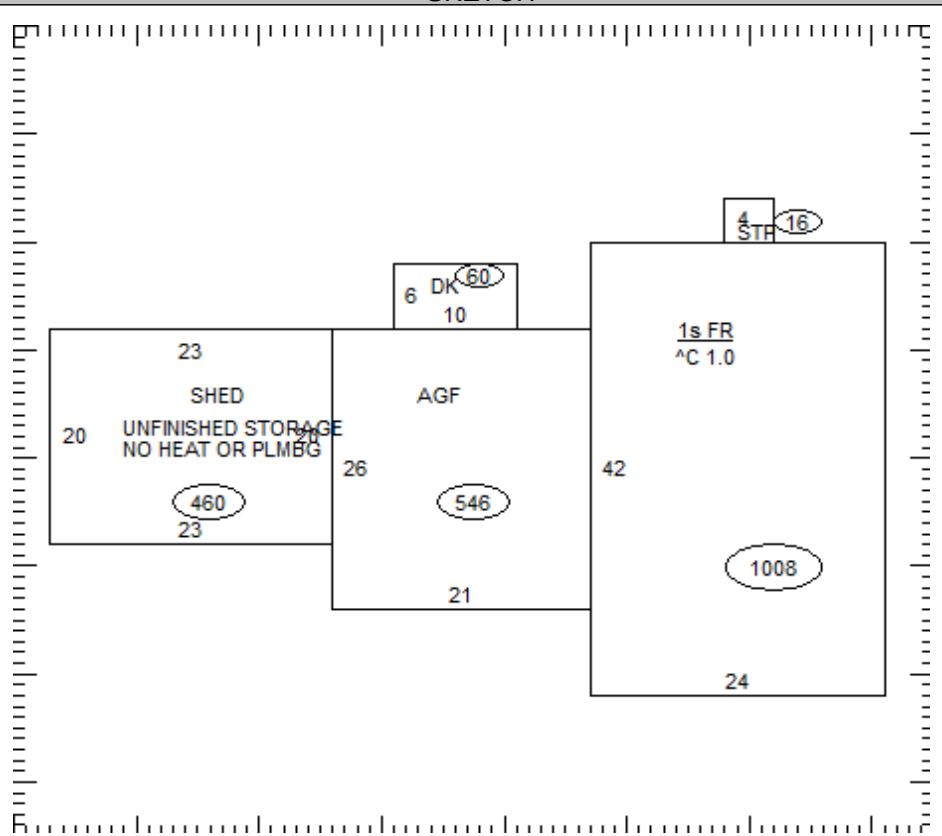
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1008	FR	92,310

SUBTOTAL		92,310
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,008 S.F.	1,510
PLUMBING #	0	0
GARAGES & CARPORTS		9,000
EXTRA FEATURES		8,800
SUBTOTAL		111,620
GRADE FACTOR		107 %
UNADJUSTED VALUE		125,410
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,008	C		1978	1982	A	125,410	28	90,300		88,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 88,500

COMMENTS

Dwelling has an Economic Factor of 98%

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Neighborhood 095CL50-CL50

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LEO, IN 46765

LEGAL INFORMATION
BASS LANDING

LOT#: 101

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAYNE KATHERINE W	9839 ARN DR	CENTERVILLE	OH	45458	01/03/2011	0	QCE : X : 0	☐	☐
2	BAYNE ROBERT E &	5607 WINDING WAY	CELINA	OH	45822	10/03/1996	3,400	: A : 0	☐	■
3							0	0	☐	☐

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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
5607 WINDING WAY, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		28,400	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
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☐ _____	☐ STONE

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☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

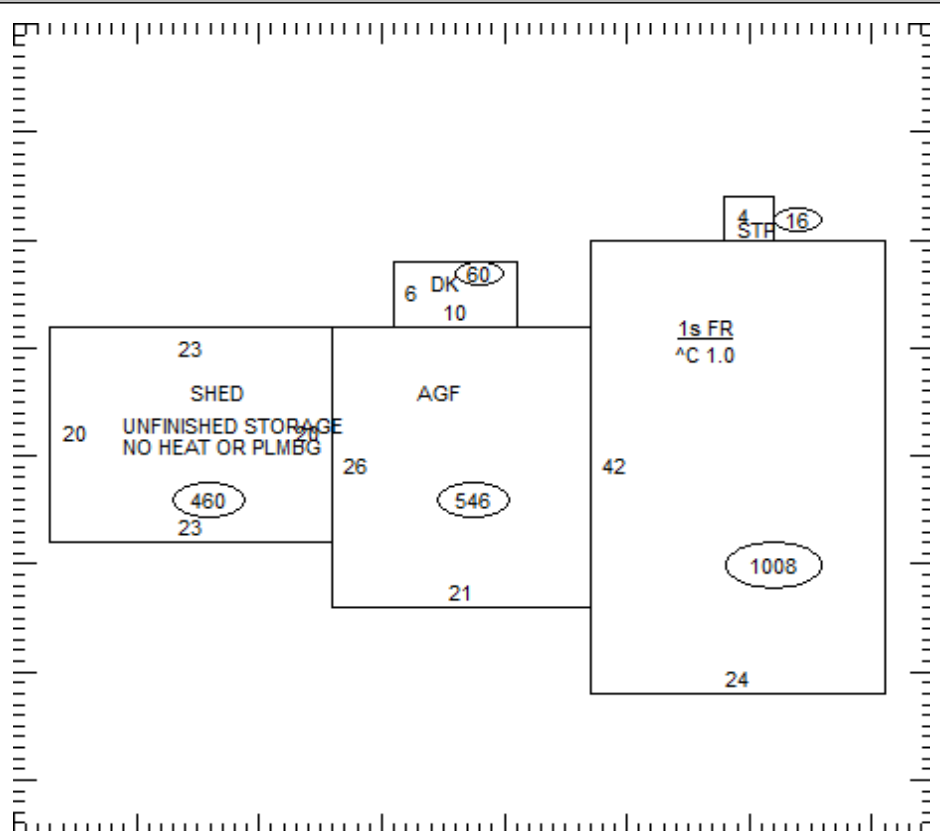
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		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			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS