11-001600.0000

FRANKLIN TWP / MARION SD

12-02-300-005

Property Class: 510

Neighborhood 009115-R150

Map: 17
Block:
Card: 11

Bk: Pg:

POEPPELMAN DANIEL L & KELLY M
POEPPELMAN DANIEL L & KELLY M
8065 BROCKMAN RD
CELINA, OH 45822

LEGAL INFORMATION
PT W 1/2 SW
EX SE COR
RTS: 003-07-02
Acres:1.1100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POEPPELMAN DANIEL L &	8065 BROCKMAN RD	CELINA	OH	45822	06/12/2020	220,000	WDC : 361	☐	■
2	HEITKAMP HAROLD &	4394 STATE ROUTE 364	MINSTER	OH	45865	12/13/2013	173,000	WDC : 861	☐	☐
3	HEITKAMP TED L & KELLY M	8065 BROCKMAN RD	CELINA	OH	45822	06/06/2000	158,000	: A : 0	☐	■

X: ☐ TTO LISTER: HK DATE: 03/04/2021 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
8065 BROCKMAN RD, CELINA

COMMENT
TY2020:Net Gen=$2,524.02, Other Assessment=$0.00
DE21 ADD PB, PAT, OFP & CHG OMP TO EMP ($80,000)
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		17,300 0
SM:Small Acreage	AC:0.11	7000		800 0
Total Acres: 1.1100			TOTAL	18,100 0

VALUATION SUMMARY

VALUE YEAR		2021	2020	2017	2014	2011			
REASON FOR CHANGE		NC	RAPP	RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND	18,100	18,100	17,300	15,800	15,800			
	IMPR	221,900	156,100	142,800	128,000	128,000			
	TOTAL	240,000	174,200	160,100	143,800	143,800			
ASSESSED VALUE	LAND	6,340	6,340	6,060	5,530	5,530			
	IMPR	77,670	54,640	49,980	44,800	44,800			
	TOTAL	84,010	60,980	56,040	50,330	50,330			

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	■	☐	☐	☐	☐

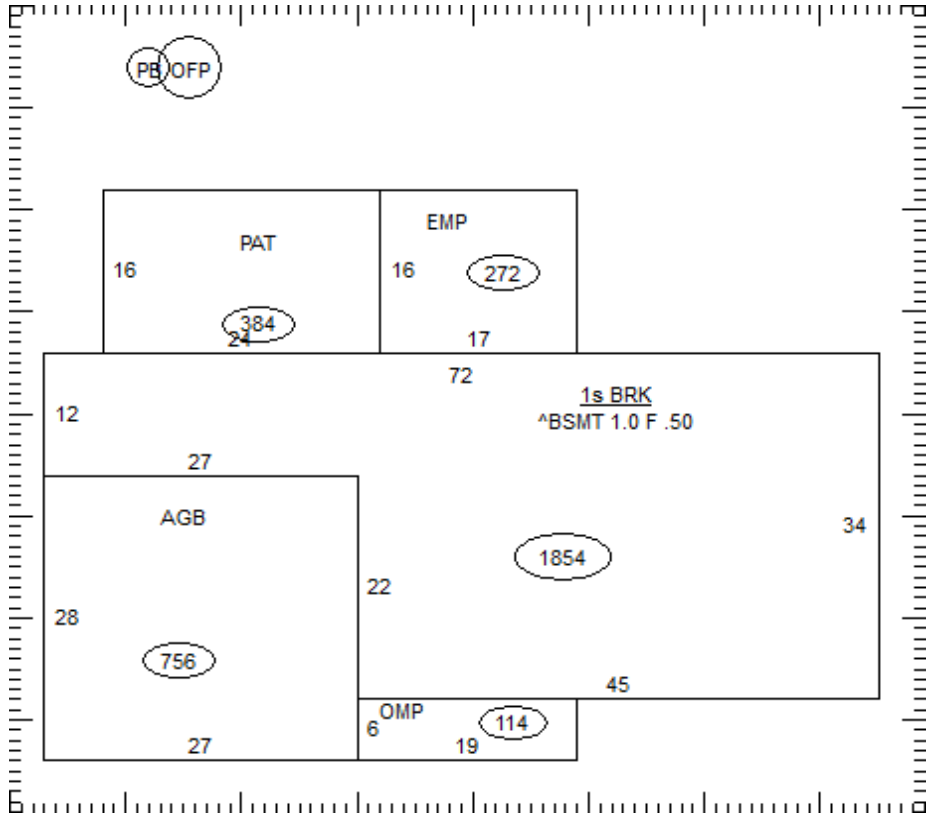
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1854	BRK	142,150
BSMT	1854		24,100
SUBTOTAL			166,250
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	927 S.F.		12,050
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,854 S.F.		2,780
PLUMBING #	3		3,300
GARAGES & CARPORTS			14,100
EXTRA FEATURES			10,300
SUBTOTAL			208,780
GRADE FACTOR			107 %
UNADJUSTED VALUE			234,560
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,854	C		1984		A	234,560	28	168,880		168,900
1 Pole Bldg		44x60	2,640	C	17.17	2020		A	47,590	2	46,640		46,600
2 OFP		10x40	400	C	15.60	2020		A	6,550	2	6,420		6,400
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 221,900

COMMENTS

ACT AC 1.1150
>>OB Features: 1.1 <Add Concrete Floor> <Shop/Garage Finish>
Dwelling has an Economic Factor of 100%