06-045400.0400

CENTER TWP / CELINA SD

06-19-100-008

Property Class: 510

Neighborhood 009065-R150

Map:
Block:
Card:

Bk: Pg:

HEIL BRUCE EDWARD
HEIL BRUCE EDWARD
6192 MORROW RD
CELINA, OH 45822
Created in 2006 From 06-045400.0000 due to Split

LEGAL INFORMATION
PT NE NW

RTS: 003-05-19
Acres:1.6560

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEIL BRUCE EDWARD	6192 MORROW RD	CELINA	OH	45822	09/09/2022	305,000	WDC : 638	☐	■
2	VANTILBURG JAMES W &	6192 MORROW RD	CELINA	OH	45822	12/10/2008	170,000	WDC : A : 802	☐	■
3	KAHL RONALD D & DIANE D	5271 SOUTH POINT	CELINA	OH	45822	05/24/2006	25,000	WDC : A : 413	☐	☐

X: ☐ TTO LISTER: btc DATE: 04/30/2008 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE Minor Sub

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
6192 MORROW RD, CELINA

COMMENT
TY2022:Net Gen=$2,586.94, Other Assessment=$2.00
DE08 ADD SHED
DE17 DESKTOP RVW CHG: add pat

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	18150		18,200 0
SM:Small Acreage	AC:0.656	8500		5,600 0
Total Acres: 1.6560			TOTAL	23,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	23,800	23,300	21,100	20,800				
	IMPR	258,700	161,800	145,400	150,000				
	TOTAL	282,500	185,100	166,500	170,800				
ASSESSED VALUE	LAND	8,330	8,160	7,390	7,280				
	IMPR	90,550	56,630	50,890	52,500				
	TOTAL	98,880	64,790	58,280	59,780				

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	☐	☐	☐	☐	☐

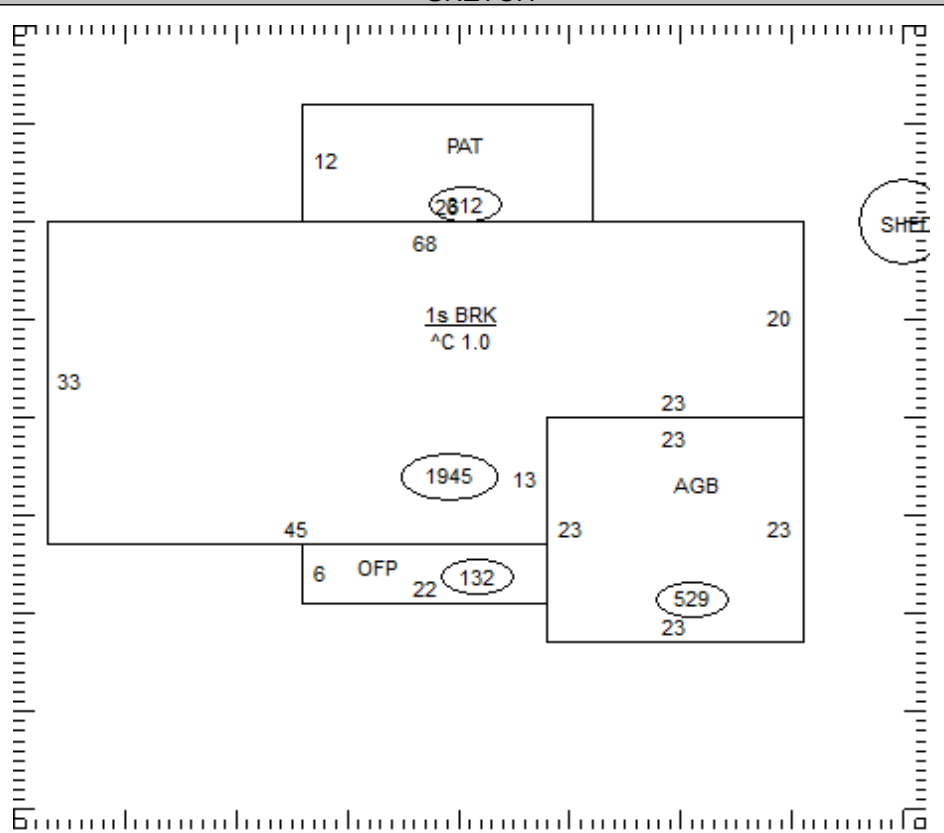
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		3			
FIREPLACES		1			

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	1945	BRK	248,510
SUBTOTAL			248,510
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,945 S.F.		3,210
PLUMBING #	3		3,630
GARAGES & CARPORTS			14,800
EXTRA FEATURES			3,400
SUBTOTAL			277,950
GRADE FACTOR			105 %
UNADJUSTED VALUE			291,850
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,945	C+		2006		A	291,850	16	245,150		257,400
1 Shed	8	12x24	288	D	6.16	2007		A	1,770	28	1,270		1,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

06-045400.0400

TOTAL 258,700

COMMENTS

Dwelling has an Economic Factor of 105% (Rollback Basis=$275,600)