

09-000754.0000

SEGER DIANE E  
SEGER DIANE E  
5614 FOUNDERS LN  
CELINA, OH 45822

**LEGAL INFORMATION**  
BASS LANDING

RTS: 003-06-16 LOT#: 54

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SEGER DIANE E	5614 FOUNDERS LN	CELINA	OH	45822	06/09/2017	265,000	WDC : 378	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTER SHARON S	345 GROVE CIRCLE	AVON PARK	FL	33825	07/13/2004	251,000	SHC : S : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	NETHERTON ROBERT &	7 TIMBERLANE PL	CHILLICOTHE	OH	45601	10/21/1996	4,600	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

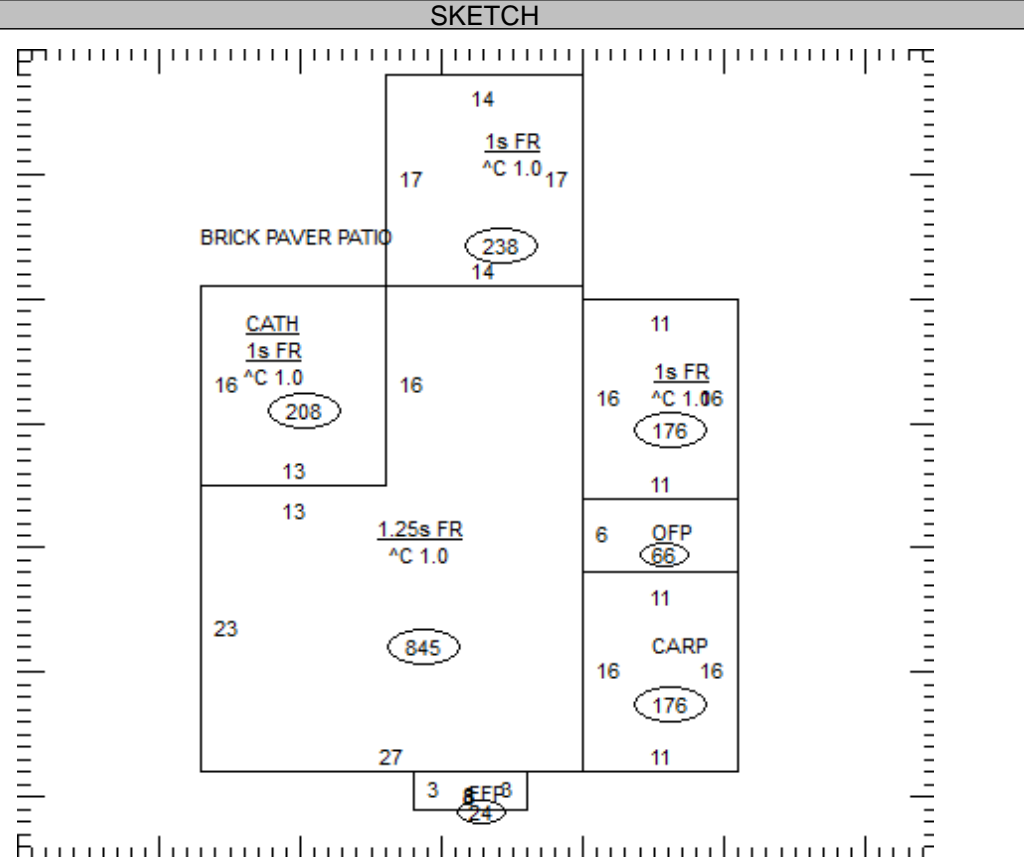
X:  TTO LISTER: CG DATE: 07/25/2006 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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 type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> IMPROVING <input 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	5614 FOUNDERS LN <b>COMMENT</b> TY2022:Net Gen=\$3,164.84, Other Assessment=\$0.00 DE11 CORR SKETCH AND GRADE DE18 REMOVE OWN OCC didn't return app (Mod SM:)317

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F56 D108	ST790	DP84	ADJ664		37,200 0
					TOTAL	37,200 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 37,200	31,000	28,200				
	<u>IMPR</u> 260,800	157,200	144,600				
	<u>TOTAL</u> 298,000	188,200	172,800				
ASSESSED VALUE	<u>LAND</u> 13,020	10,850	9,870				
	<u>IMPR</u> 91,280	55,020	50,610				
	<u>TOTAL</u> 104,300	65,870	60,480				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1467	FR	199,280
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	211	FR	26,170
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
<b>FLOORS</b>	<b>B 1 2 3 U</b>				
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>				
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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
<b>ACCOMMODATIONS</b>					
# OF ROOMS	6				
BEDROOMS	2				
FIREPLACES	1				
<b>HEAT &amp; AC</b>	<b>B 1 2 3 U</b>				
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"/>				
GEOHERMAL	<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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>				
X FULL BATH	1				
X HALF BATH					
X FIXTURES					
<b>SUBTOTAL</b>					225,450
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	1,467 S.F.				2,420
PLUMBING #	3				3,630
GARAGES & CARPORTS					0
EXTRA FEATURES					12,500
<b>SUBTOTAL</b>					248,400
GRADE FACTOR					115 %
<b>UNADJUSTED VALUE</b>					285,660
<b>FACTOR</b>					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,678	B-		1999	2005	A	285,660	17	237,100		260,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 260,800

COMMENTS

Dwelling has an Economic Factor of 110%