

FRANKLIN TWP / CELINA SD

09-20-377-002

09-062000.0100

AMSPAUGH GREGORY R & SHIRLEY A
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6630 BRUCE RD

CELINA, OH 45822

Created in 2017 From 09-062000.0000 due to Exempt

LEGAL INFORMATION
PT SW SW

RTS: 003-06-20
Acres:0.5920

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	AMSPAUGH GREGORY R &	6630 BRUCE RD	CELINA	OH	45822	12/29/2017	165,000	WDC : 913	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JK DATE: 03/08/2019 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 type="checkbox"/> STANDARD	<input 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	6630 BRUCE RD COMMENT TY2022:Net Gen=\$2,857.54, Other Assessment=\$0.00 DE19 TTO; ADD SHED & WDDK DE20 NBHD LOC CORRECTION

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
HS:Home Site:0601	A .5920	20,210		0		20,210	0
Total Acres: .5920					TOTAL	20,210	0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2020	2019	2018	2018	
REASON FOR CHANGE	RAPP	RAPP	MISC	NC	MISC	MISC	
APPRAISED	LAND	20,210	15,290	14,030	14,030	14,030	12,380
VALUE	IMPR	217,500	158,300	135,800	141,600	134,300	134,300
	TOTAL	237,710	173,590	149,830	155,630	148,330	146,680
ASSESSED	LAND	7,070	5,350	4,910	4,910	4,910	4,330
VALUE	IMPR	76,130	55,410	47,530	49,560	47,010	47,010
	TOTAL	83,200	60,760	52,440	54,470	51,920	51,340

OCCUPANCY SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING **ROOF TYPE**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

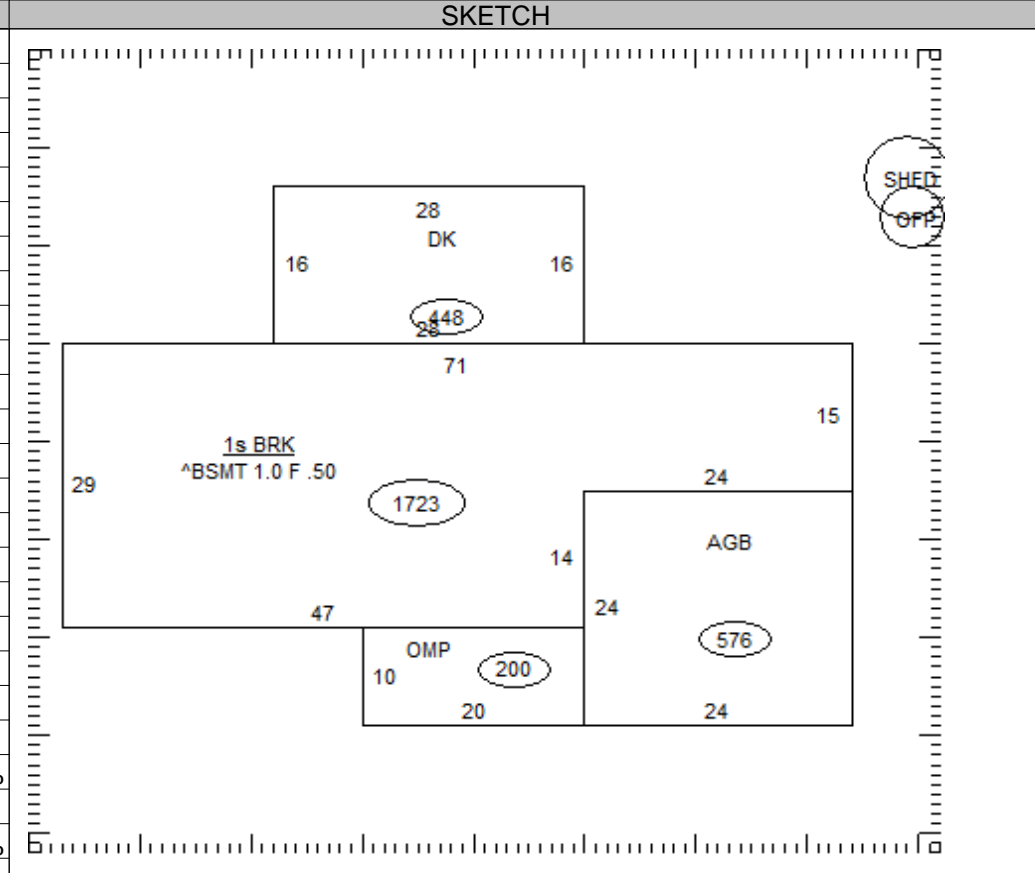
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

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
 X HALF BATH 1
 X FIXTURES 1

FLOOR	AREA	CONST	VALUE
1	1723	BRK	231,800
BSMT	1723		24,640
SUBTOTAL			256,440
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	862 S.F.		12,330
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,585 S.F.		4,260
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,100
EXTRA FEATURES			8,200
SUBTOTAL			300,960
GRADE FACTOR			100 %
UNADJUSTED VALUE			300,960
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,723	C		1991		A	300,960	26	222,710		211,600
1 Shed		16x28	448	C	7.70	2018		A	3,450	5	3,280		3,300
2 OFP		6x28	168	C	16.04	2018		A	2,690	5	2,560		2,600
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-062000.0100 TOTAL 217,500

COMMENTS
 Dwelling has an Economic Factor of 95% (Rollback Basis=\$231,810)