

FRANKLIN TWP / CELINA SD

09-20-376-023

09-062100.0104

RUFF KENNETH R JR & MARGARET J
RUFF KENNETH R JR & MARGARET J
6679 BRUCE RD
CELINA, OH 45822

LEGAL INFORMATION
HILLSIDE PHASE 1

LOT#: 4

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------------|---------------|--------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | RUFF KENNETH R JR & | 6679 BRUCE RD | CELINA | OH | 45822 | 08/15/2023 | 398,700 | WDC : 483 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | PAX BENJAMIN J | 6679 BRUCE RD | CELINA | OH | 45822 | 08/04/2014 | 225,900 | WDC : 483 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | BEST HOWARD D & LINDA M | 6679 BRUCE RD | CELINA | OH | 45822 | 10/20/2011 | 190,200 | WDC : A : 562 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | | | | |
|----|------------------------------|------------|------------------|-------------------|---------------------------------|--|----------|
| X: | <input type="checkbox"/> TTO | LISTER: DA | DATE: 05/05/2005 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input checked="" type="checkbox"/> LETTER REC'D | GIS CODE |
|----|------------------------------|------------|------------------|-------------------|---------------------------------|--|----------|

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION |
|---|---|--|--|---|--|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | 6679 BRUCE RD, CELINA |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> F. RESTRICT | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> B. TOPGRHY | TY2022:Net Gen=\$3,371.90, Other Assessment=\$0.00 DE09 CORR PAT SIZE,ADD pp SHED-VERIFIED AERIAL DE15 PER DATA MAILER CORR PLMB |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> C. Ex Front | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> D. QUANTITY | |
| | | | | <input type="checkbox"/> H. VACANCY | |
| | | | | <input type="checkbox"/> I. WATER FRONT | |

| LAND COMPUTATIONS | | | | | | | |
|-------------------|----------|-------|-------|--------|-----|--------|---------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
| F:Front | F95 D218 | ST650 | DP114 | ADJ741 | | 70,400 | 0 |
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| TOTAL | | | | | | 70,400 | 0 |

| VALUATION SUMMARY | | | | | | | |
|-------------------|-------|---------|---------|---------|--|--|--|
| VALUE YEAR | 2023 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRAISED | LAND | 70,400 | 54,100 | 48,700 | | | |
| VALUE | IMPR | 209,600 | 146,400 | 129,200 | | | |
| | TOTAL | 280,000 | 200,500 | 177,900 | | | |
| ASSESSED | LAND | 24,640 | 18,940 | 17,050 | | | |
| VALUE | IMPR | 73,360 | 51,240 | 45,220 | | | |
| | TOTAL | 98,000 | 70,180 | 62,270 | | | |

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|--|---|-----------------------------|-------------------------------|
| OCCUPANCY | | EXTERIOR | |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | |
| BUILDING TYPE | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> ALM/VYNL | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> CONC BLK | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> METAL | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> BRICK | | |
| <input type="checkbox"/> | <input type="checkbox"/> STONE | | |

| | | | |
|--|---|------------------|--|
| ROOFING | | ROOF TYPE | |
| <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 | | |

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|---------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| FLOORS | | B | 1 | 2 | 3 | U |
| CONCRETE | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> | <input type="checkbox"/> |

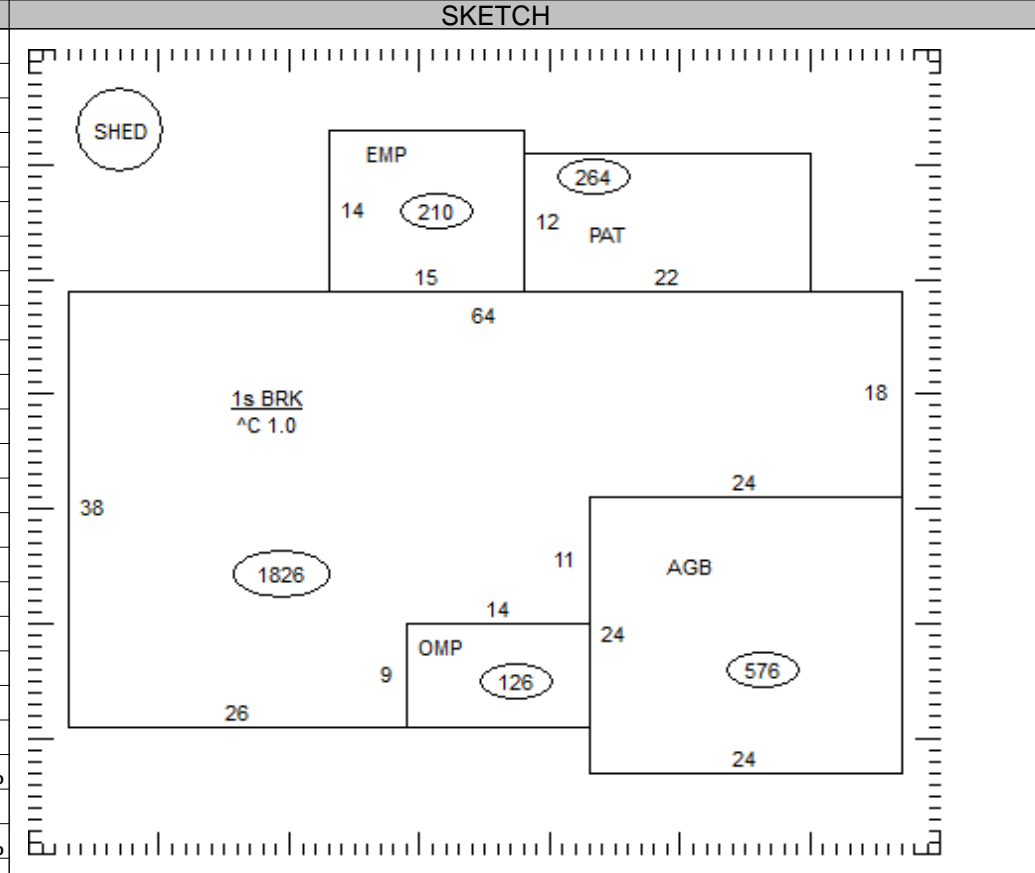
| | | | | | | |
|--------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| INT. FINISH | | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> | <input type="checkbox"/> |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|-----------------------|--|---|--|--|--|--|
| ACCOMMODATIONS | | | | | | |
| # OF ROOMS | | 5 | | | | |
| BEDROOMS | | 3 | | | | |
| FIREPLACES | | | | | | |

| | | | | | | |
|----------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| HEAT & AC | | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|-----------------|--|---|--|--|--|--|
| PLUMBING | | BASE <input checked="" type="checkbox"/> | | | | |
| X FULL BATH | | 1 | | | | |
| X HALF BATH | | 1 | | | | |
| X FIXTURES | | 2 | | | | |

| FLOOR | AREA | CONST | VALUE |
|-------------------------|------------|-------|---------|
| 1 | 1826 | BRK | 239,100 |
| SUBTOTAL | | | 239,100 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,826 S.F. | | 3,010 |
| PLUMBING # | 7 | | 8,470 |
| GARAGES & CARPORTS | | | 16,100 |
| EXTRA FEATURES | | | 9,800 |
| SUBTOTAL | | | 276,480 |
| GRADE FACTOR | | | 105 % |
| UNADJUSTED VALUE | | | 290,300 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,826 | C+ | | 1994 | | A | 290,300 | 24 | 220,630 | | 209,600 |
| 1 Shed | | 8x10 | 80 | C | | 2000 | | A | | 37 | | | 0 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

09-062100.0104

TOTAL 209,600

COMMENTS
 Dwelling has an Economic Factor of 95%

FRANKLIN TWP / CELINA SD

09-20-376-023

Property Class: 510

Neighborhood
095CL80-CL80

Map: 05B

Block:

Card: 62

Bk: Pg:

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RUFF KENNETH R JR & MARGARET J

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6679 BRUCE RD

CELINA, OH 45822

LEGAL INFORMATION

HILLSIDE PHASE 1

LOT#: 4

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------------|---------------|--------|-------|-------|------------|--------|------------|--------------------------|-------------------------------------|
| 1 | WILKINS LARRY L & SUSAN K | 6679 BRUCE RD | CELINA | OH | 45822 | 10/04/1993 | 33,500 | : A : 0 | <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: DA DATE: 05/05/2005 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER <input type="checkbox"/> | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT | 6679 BRUCE RD, CELINA |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input checked="" type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS <input type="checkbox"/> | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU | |
| | | | | | |

| LAND COMPUTATIONS | | | | | | | |
|-------------------|------|---|------|---|-------|---|----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE C |
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| | | | | | TOTAL | | 70,400 0 |

VALUATION SUMMARY

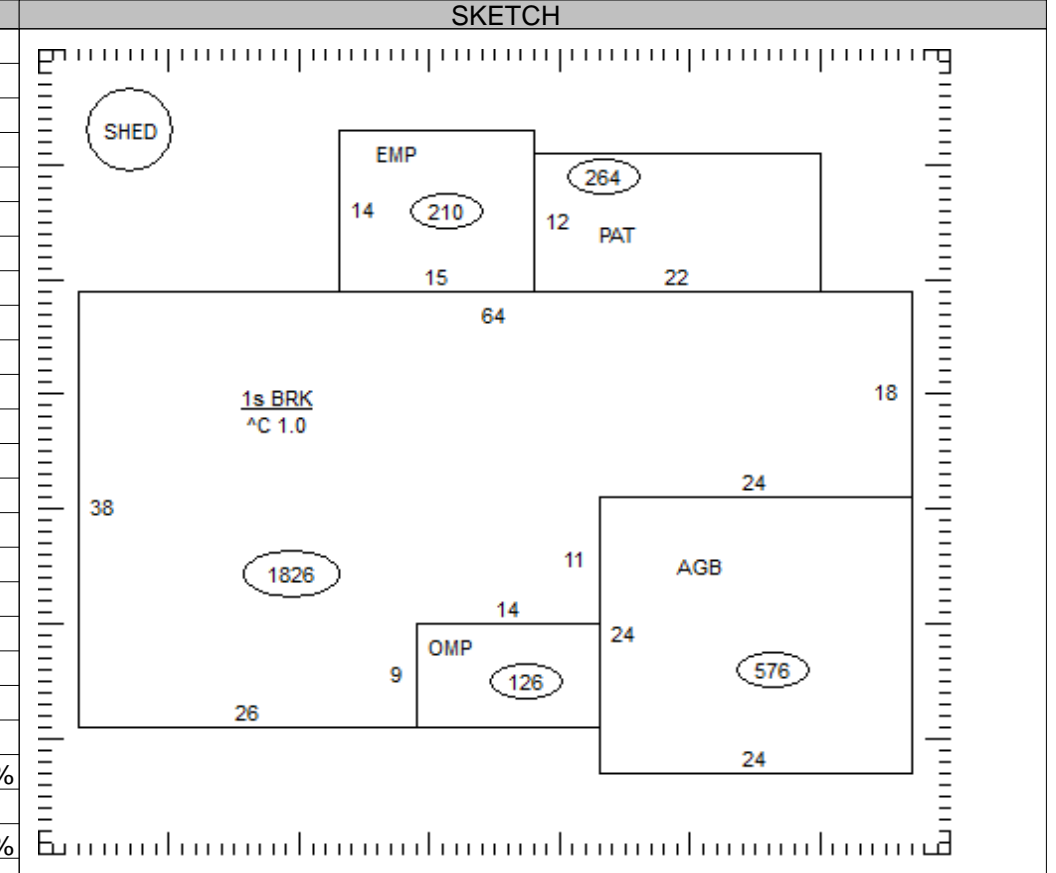
| VALUE YEAR | | | | | | | |
|-------------------|--------------|--|--|--|--|--|--|
| REASON FOR CHANGE | | | | | | | |
| APPRaised | <u>LAND</u> | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | |
| | <u>TOTAL</u> | | | | | | |
| ASSESSED | <u>LAND</u> | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | |
| | <u>TOTAL</u> | | | | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|---|-----------------------------------|-------|------|-------|-------|
| <input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | | | | |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | | | |
| BUILDING TYPE | <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 | | | | |

| ROOFING | ROOF TYPE |
|------------------------------------|----------------------------------|
| <input type="checkbox"/> METAL | <input type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| | | |
|-------------------------|--------|---|
| 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 | | % |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input 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"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | | | | |
| BEDROOMS | | | | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input 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"/> |
| GEO THERMAL | <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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | BASE <input type="checkbox"/> | | | |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |

09-062100.0104 TOTAL 0

COMMENTS