

09-108400.0309

INGEBO DAVID & REBECCA
INGEBO DAVID & REBECCA
5409 GOLDEN POND DR
CELINA, OH 45822
Created in 2003 From - . 0 due to Split

LEGAL INFORMATION
GRIMM SUBD

LOT#: 9

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 INGEBO DAVID & REBECCA	5409 GOLDEN POND DR	CELINA	OH	45822	04/30/2018	248,000	WDC : 268	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 GREBER RONALD W & DEBRA	5409 GOLDEN POND	CELINA	OH	45822	04/21/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 PAPE STEVEN J	463 CANAL ST	NEW BREMEN	OH	45869	04/21/2006	52,000	WDC : A : 306	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 03/21/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
5409 GOLDEN POND DR	<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 type="checkbox"/> IMPROVING <input checked="" 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	5409 GOLDEN POND DR COMMENT TY2022:Net Gen=\$4,490.48, Other Assessment=\$0.00 DE22 ENCLOSED OFF & COVER OVER EXISTING PATIO DE22 CORR XTRA PLUMB DE21 APPLY OWN OCC;REMIT BOR: BOR 16-07 HEARING
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
F:Front	F137 D135	ST650	DP95	ADJ618		84,700	0
TOTAL						84,700	0

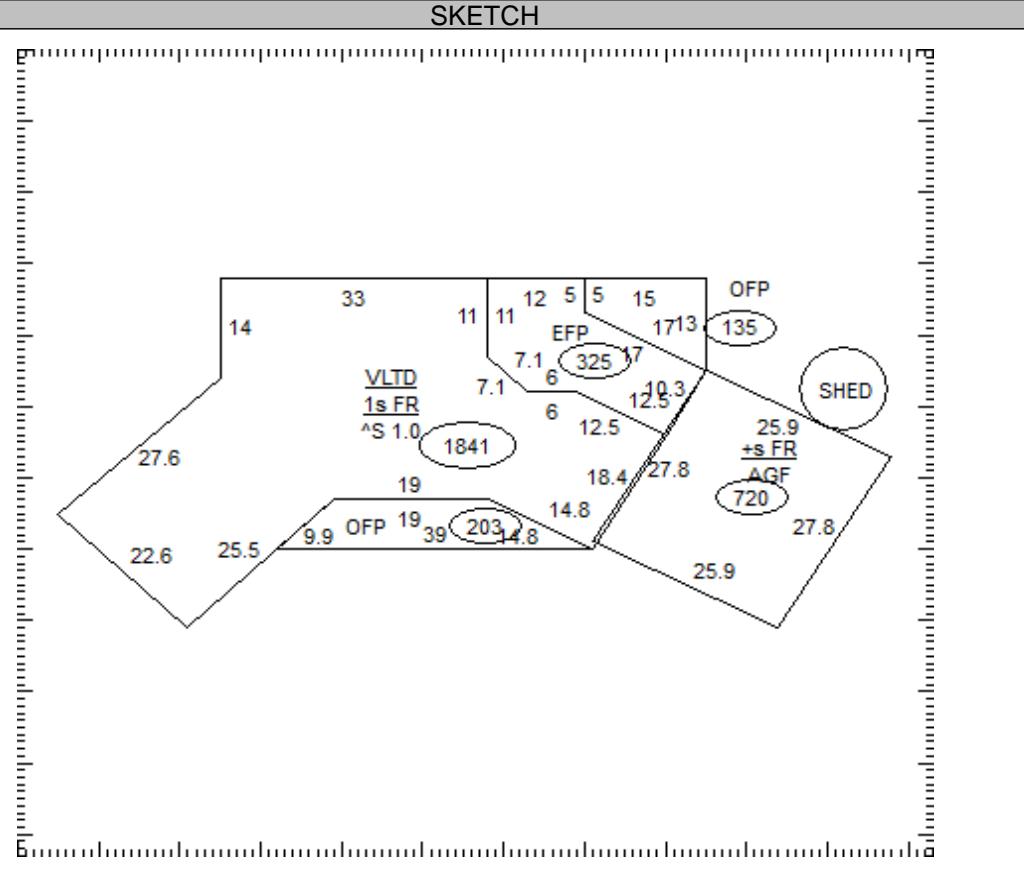
VALUATION SUMMARY

VALUE YEAR	2023	2022	2022	2020	2017
REASON FOR CHANGE	RAPP	NC	MISC	RAPP	RAPP
APPRAISED VALUE	84,700	65,100	65,100	65,100	58,600
	<u>LAND</u>				
	<u>IMPR</u>				
	<u>TOTAL</u>				
ASSESSED VALUE	29,650	22,790	22,790	22,790	20,510
	<u>LAND</u>				
	<u>IMPR</u>				
	<u>TOTAL</u>				
	132,940	95,560	93,560	92,340	85,300

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1841	FR	225,300
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	+	0	FR	7,930
BUILDING TYPE		<input checked="" 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 checked="" 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

SUBTOTAL				233,230
MULTI-FAMILY #	0			0
BUILDING TYPE	100%			0
BSMT FINISH	0 S.F.			0
FIREPLACE #	0			0
HEATING	0 S.F.			0
AIR COND	1,841 S.F.			3,040
PLUMBING #	6			7,260
GARAGES & CARPORTS				17,800
EXTRA FEATURES				56,400
SUBTOTAL				317,730
GRADE FACTOR				115 %
UNADJUSTED VALUE				365,390
FACTOR				100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,841	B-		2006		A	365,390	15	310,580		295,100
1 Shed		18x8	144	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-108400.0309	TOTAL	295,100
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COMMENTS

Dwelling has an Economic Factor of 95%

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LOT#: 9

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GRIMM STANLEY N	5444 BEHM RD	CELINA	OH	45822	11/01/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2						0	0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

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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	5409 GOLDEN POND DR
<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
TOTAL						84,700	0

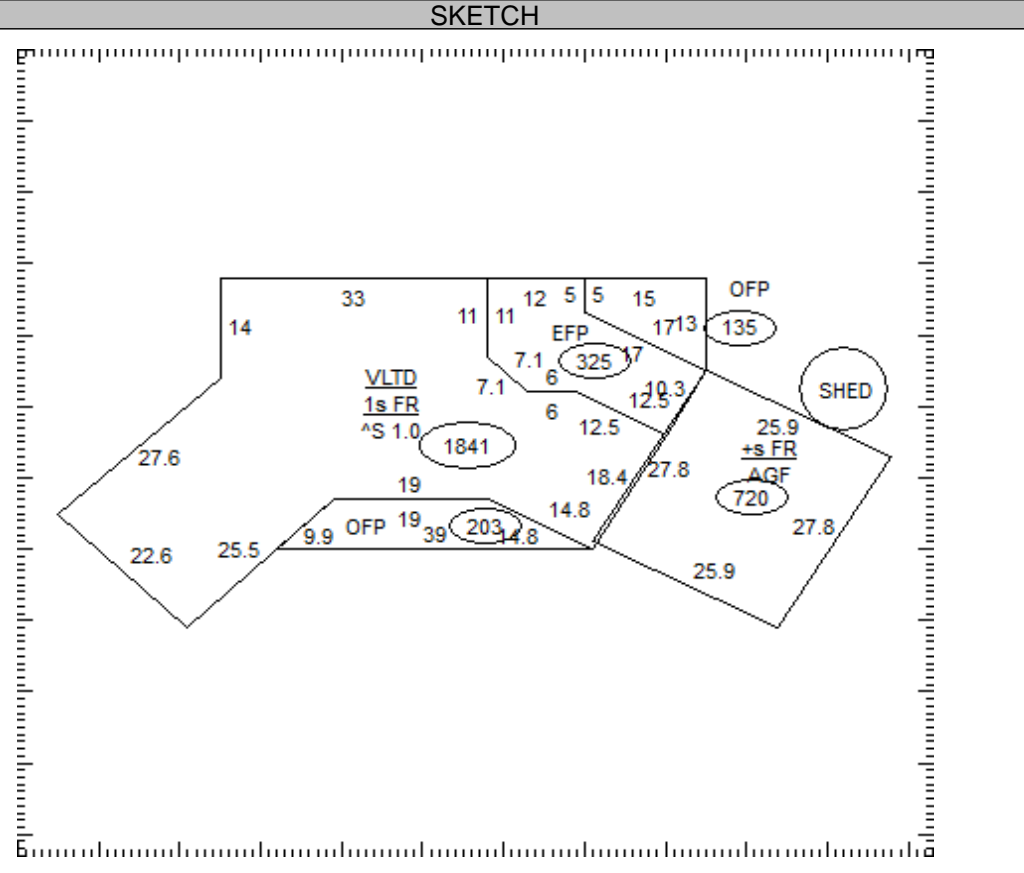
VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

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
BUILDING TYPE					000%
BSMT FINISH					0 S.F.
FIREPLACE #					0
HEATING					0 S.F.
AIR COND					0 S.F.
PLUMBING #					0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
SUBTOTAL					0
GRADE FACTOR					%
UNADJUSTED VALUE					0
FACTOR					%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS