

09-119300.2400

MCLAUGHLIN ANGELA B
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6602 BEAVER CREEK DR
CELINA, OH 45822

LEGAL INFORMATION
BROOKSIDE ESTATES

LOT#: 20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCLAUGHLIN ANGELA B	6602 BEAVER CREEK DR	CELINA	OH	45822	06/04/2018	215,000	WDC : 384	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CLARK JAMES B	6602 BEAVERCREEK DR	CELINA	OH	45822	02/02/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	CLARK JAMES B & BETTY JO	6602 BEAVERCREEK DR	CELINA	OH	45822	04/28/1997	26,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

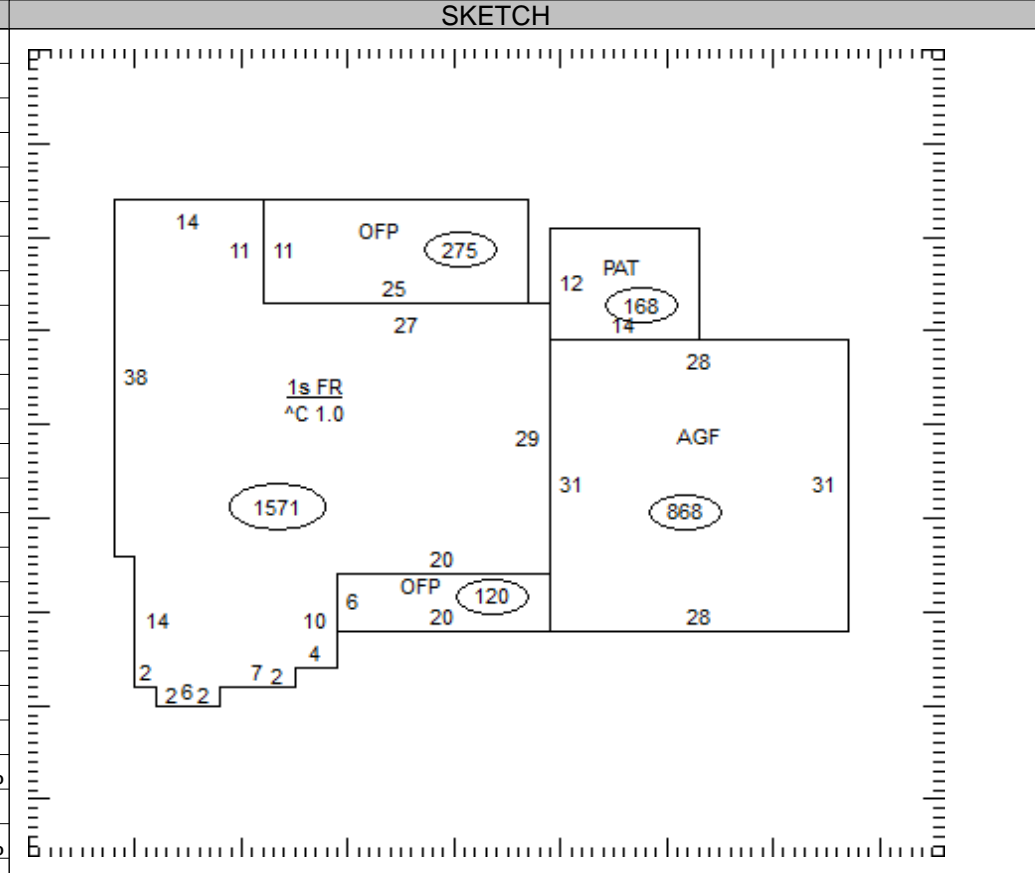
X: TTO LISTER: DATE: 02/10/2012 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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 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	6602 BEAVER CREEK DR, CELINA COMMENT TY2022:Net Gen=\$3,314.72, Other Assessment=\$0.00 DE12 CORRECT NBHD FROM 095LA50 DE17 DESKTOP REVIEW//CORR DWELL MSMTS; ADD PATIO DE19 RMV OWN OCC; DIDN'T RET APP		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F110 D215				ST710 DP114 ADJ809		89,000	0
TOTAL						89,000	0	

VALUATION SUMMARY						
VALUE YEAR	2023	2020	2017	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC	
APPRaised	<u>LAND</u> 89,000	65,800	62,700	62,700	62,700	
VALUE	<u>IMPR</u> 209,600	131,300	125,500	141,500	138,700	
	<u>TOTAL</u> 298,600	197,100	188,200	204,200	201,400	
ASSESSED	<u>LAND</u> 31,150	23,030	21,950	21,950	21,950	
VALUE	<u>IMPR</u> 73,360	45,960	43,930	49,530	48,550	
	<u>TOTAL</u> 104,510	68,990	65,880	71,480	70,500	

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

FLOOR	AREA	CONST	VALUE
1	1571	FR	206,600



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			206,600
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,571 S.F.		2,590
PLUMBING #	5		6,050
GARAGES & CARPORTS			21,500
EXTRA FEATURES			7,000
SUBTOTAL			243,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			255,930
FACTOR			100 %

FLOORS B 1 2 3 U

CONCRETE

WOOD

TILE/COMPO

CARPET

SUBTOTAL			243,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			255,930
FACTOR			100 %

INT. FINISH B 1 2 3 U

PLASTER/DW

PANELING

UNFINISHED

SUBTOTAL			243,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			255,930
FACTOR			100 %

ACCOMMODATIONS

OF ROOMS 7

BEDROOMS 3

FIREPLACES

SUBTOTAL			243,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			255,930
FACTOR			100 %

HEAT & AC B 1 2 3 U

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEO THERMAL

OUTSIDE

CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,571	C+		1998		A	255,930	22	199,630		209,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE

X FULL BATH 1

X HALF BATH 1

X FIXTURES

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TOTAL 209,600

COMMENTS

Dwelling has an Economic Factor of 105%