

11-001600.0000

POEPPELMAN DANIEL L & KELLY M

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8065 BROCKMAN RD

CELINA, OH 45822

LEGAL INFORMATION

PT W 1/2 SW

EX SE COR

RTS: 003-07-02

Acres:1.1100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POEPPELMAN DANIEL L &	8065 BROCKMAN RD	CELINA	OH	45822	06/12/2020	220,000	WDC : 361	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HEITKAMP HAROLD &	4394 STATE ROUTE 364	MINSTER	OH	45865	12/13/2013	173,000	WDC : 861	<input type="checkbox"/>	<input type="checkbox"/>
3	HEITKAMP TED L & KELLY M	8065 BROCKMAN RD	CELINA	OH	45822	06/06/2000	158,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: HK DATE: 03/04/2021 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 checked="" 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	8065 BROCKMAN RD, CELINA COMMENT TY2022:Net Gen=\$3,376.60, Other Assessment=\$0.00 DE21 ADD PB, PAT, OFP & CHG OMP TO EMP (\$80,000) DE22 ADD EX FIX PER DATA MAILER

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	30320				30,300 0
SM:Small Acreage	AC:0.11	8500				900 0
Total Acres: 1.1100					TOTAL	31,200 0

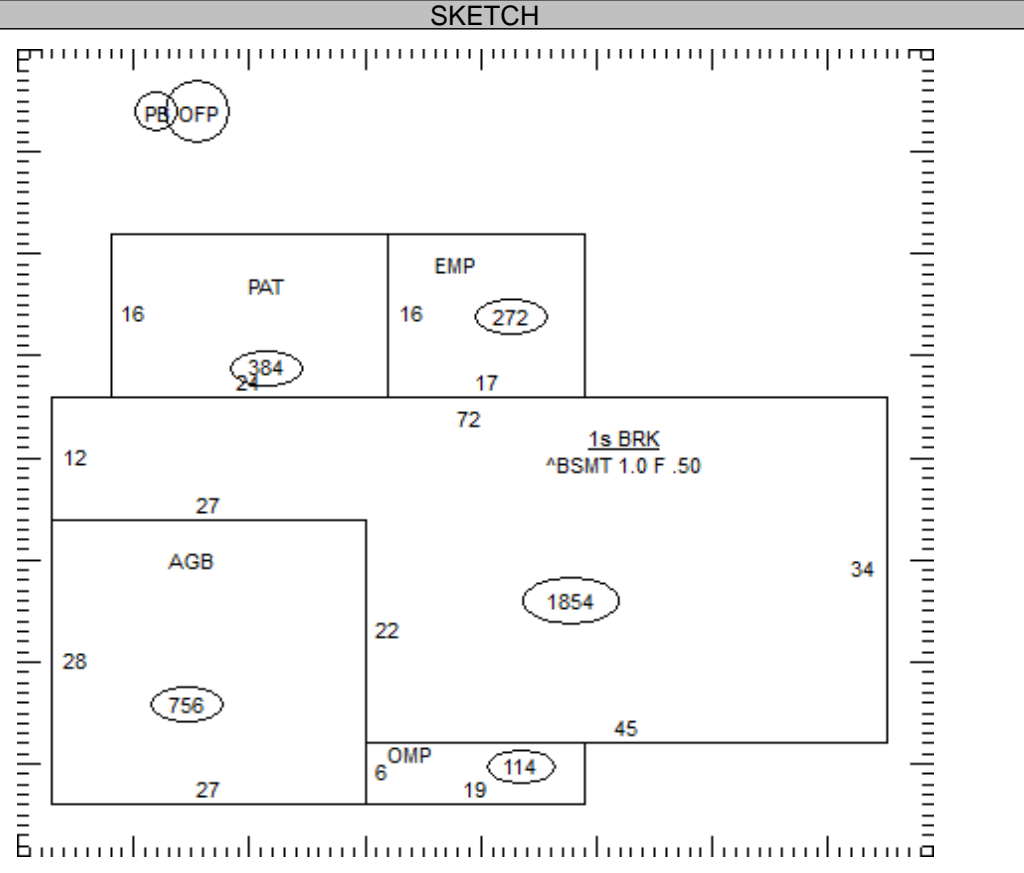
VALUATION SUMMARY						
VALUE YEAR	2023	2022	2021	2020	2017	
REASON FOR CHANGE	RAPP	MISC	NC	RAPP	RAPP	
APPRAISED VALUE	<u>LAND</u> 31,200	18,100	18,100	18,100	17,300	
	<u>IMPR</u> 293,300	222,800	221,900	156,100	142,800	
	<u>TOTAL</u> 324,500	240,900	240,000	174,200	160,100	
ASSESSED VALUE	<u>LAND</u> 10,920	6,340	6,340	6,340	6,060	
	<u>IMPR</u> 102,660	77,980	77,670	54,640	49,980	
	<u>TOTAL</u> 113,580	84,320	84,010	60,980	56,040	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1854	BRK	239,760
<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 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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" 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"/>
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"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1			
X HALF BATH					
X FIXTURES		1			

BSMT	1854		26,510
SUBTOTAL			266,270
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	927 S.F.		13,260
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,854 S.F.		3,060
PLUMBING #	4		4,840
GARAGES & CARPORTS			21,100
EXTRA FEATURES			11,900
SUBTOTAL			320,430
GRADE FACTOR			100 %
UNADJUSTED VALUE			320,430
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,854	C		1984		A	320,430	28	230,710		230,700
1 Pole Bldg		44x60	2,640	C	22.02	2020		A	58,130	3	56,390		56,400
2 OFP		10x40	400	C	16.04	2020		A	6,420	3	6,230		6,200
3													
4													
5													
6													
7													
8													
9													
10													
11													

11-001600.0000 TOTAL 293,300

COMMENTS

ACT AC 1.1150
 >>OB Features: 1.1 <Add Concrete Floor> <Shop/Garage Finish>
 Dwelling has an Economic Factor of 100%