

FRANKLIN TWP / MARION SD

12-02-300-004

11-001600.0200

HOMAN JACK D & RUHENKAMP ALYSSA A
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8039 BROCKMAN RD
CELINA, OH 45822

LEGAL INFORMATION
PT SW SW

RTS: 003-07-02
Acres:1.0000

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-----------------------|------------------|--------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | HOMAN JACK D & | 8039 BROCKMAN RD | CELINA | OH | 45822 | 12/23/2020 | 265,000 | WDC : 966 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | WOLTERS JEFFREY D & | 8039 BROCKMAN RD | CELINA | OH | 45822 | 03/20/2015 | 250,000 | WDC : 162 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | FLECK TODD P & STUCKE | 8039 BROCKMAN RD | CELINA | OH | 45822 | 03/23/1999 | 133,000 | : F : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JL DATE: 03/21/2012 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input checked="" type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 8039 BROCKMAN RD, CELINA | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <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"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$2,411.12, Other | | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input checked="" type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.00 | | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU | DE12 ADD PB & OFF | | |

| LAND COMPUTATIONS | | | | | | | |
|---------------------|------|-------|------|---|-------|---------|---|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE | C |
| HS:Home Site | AC:1 | 30320 | | | | 30,300 | 0 |
| Total Acres: 1.0000 | | | | | TOTAL | 30,300 | 0 |

| VALUATION SUMMARY | | | | | |
|-------------------|-------|---------|---------|---------|---------|
| VALUE YEAR | 2023 | 2020 | 2017 | 2017 | |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | MISC | |
| APPRAISED | LAND | 30,300 | 17,300 | 16,500 | 15,000 |
| VALUE | IMPR | 210,700 | 154,700 | 142,100 | 129,500 |
| | TOTAL | 241,000 | 172,000 | 158,600 | 144,500 |
| ASSESSED | LAND | 10,610 | 6,060 | 5,780 | 5,250 |
| VALUE | IMPR | 73,750 | 54,150 | 49,740 | 45,330 |
| | TOTAL | 84,360 | 60,210 | 55,520 | 50,580 |

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
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

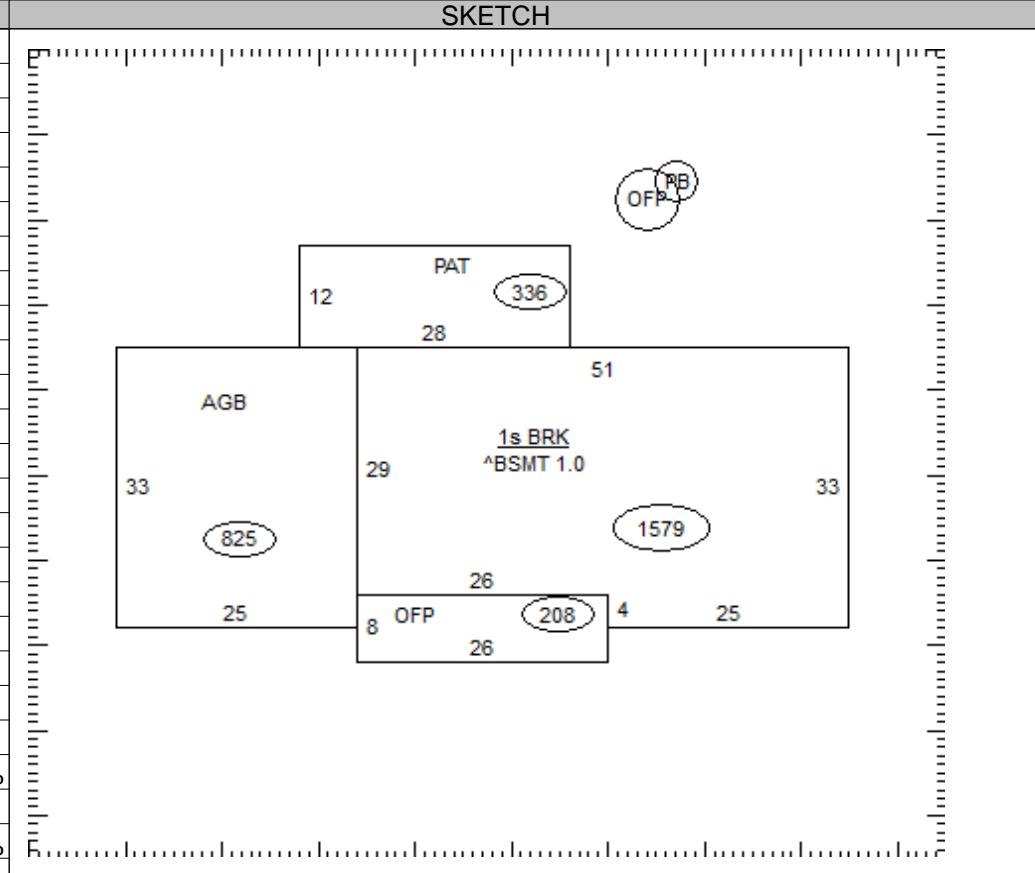
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

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 1
 X HALF BATH
 X FIXTURES

| FLOOR | AREA | CONST | VALUE |
|-------------------------|------------|-------|---------|
| 1 | 1579 | BRK | 222,180 |
| BSMT | 1579 | | 22,580 |
| SUBTOTAL | | | 244,760 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,579 S.F. | | 2,610 |
| PLUMBING # | 3 | | 3,630 |
| GARAGES & CARPORTS | | | 23,100 |
| EXTRA FEATURES | | | 4,700 |
| SUBTOTAL | | | 278,800 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 278,800 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-------------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,579 | C | | 1982 | | A | 278,800 | 30 | 195,160 | | 195,200 |
| 1 Pole Bldg | | 0x0 | 1,072 | C | 15.89 | 2011 | | A | 17,030 | 19 | 13,790 | | 13,800 |
| 2 OFF | | 8x16 | 128 | C | 16.04 | 2011 | | A | 2,050 | 19 | 1,660 | | 1,700 |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

11-001600.0200 TOTAL 210,700

COMMENTS

>>OB Features: 1.1 <Add Concrete Floor>
 Dwelling has an Economic Factor of 100%