

26-163700.0000

POEPPELMAN JACOB A & BRUCE AMANDA S

POEPPELMAN JACOB A & BRUCE AMANDA S

3505 ST RTE 703

CELINA, OH 45822

LEGAL INFORMATION

PT SE NW

RTS: 003-06-04

Acres:1.2400

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POEPPELMAN JACOB A &	3505 ST RTE 703	CELINA	OH	45822	12/30/2020	60,000	WDC : 982	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DILLION CODY	3505 ST RTE 703	CELINA	OH	45822	08/27/2009	48,000	WDC : A : 475	<input type="checkbox"/>	<input type="checkbox"/>
3	DEUTSCHE BANK NATIONAL	PO BOX 11000	SANTA ANA	CA	92711	01/08/2009	63,000	SHC : S : 14	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: BG DATE: 08/01/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 3505 ST RT 703, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,724.96, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE21 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

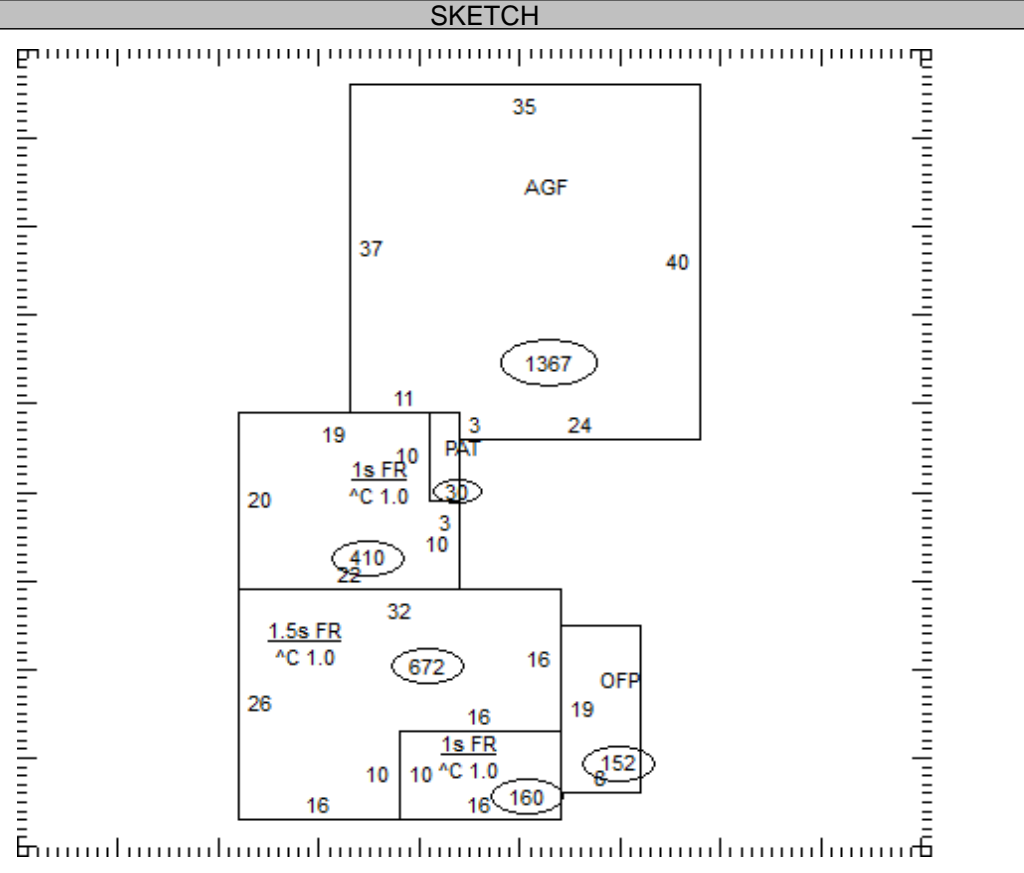
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	24230				24,200	0	
SM:Small Acreage	AC:0.24	8500				2,000	0	
Total Acres: 1.2400						TOTAL	26,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2023	2020	2017
REASON FOR CHANGE	NC	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 26,200	26,200	22,100	18,200
	IMPR 140,100	107,400	83,500	63,900
	TOTAL 166,300	133,600	105,600	82,100
ASSESSED VALUE	LAND 9,170	9,170	7,740	6,370
	IMPR 49,040	37,590	29,230	22,370
	TOTAL 58,210	46,760	36,970	28,740

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1242	FR	183,880
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	336	FR	30,840
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 type="checkbox"/> BRICK				
	<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 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			214,720
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	3		3,630
GARAGES & CARPORTS			33,800
EXTRA FEATURES			2,500
SUBTOTAL			254,650
GRADE FACTOR			100 %
UNADJUSTED VALUE			254,650
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,578	C		1900		A	254,650	45	140,060		140,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 140,100

COMMENTS

Dwelling has an Economic Factor of 100%

JEFFERSON TWP / CELINA SD

09-04-176-001

Property Class: 510

Neighborhood

009266

Map: 08

Block: 05

Card: 47

Bk: Pg:

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LEGAL INFORMATION

PT SE NW

RTS: 003-06-04

Acres:1.2400

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TONKIN CAROL S	3505 ST RTE 703	CELINA	OH	45822	10/03/2006	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	TONKIN JOHN W SR & CAROL	3505 ST RT 703	CELINA	OH	45822	09/13/1988	57,900	: A : 0	<input type="checkbox"/>	<input checked="" 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	3505 ST RT 703, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input 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 checked="" 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

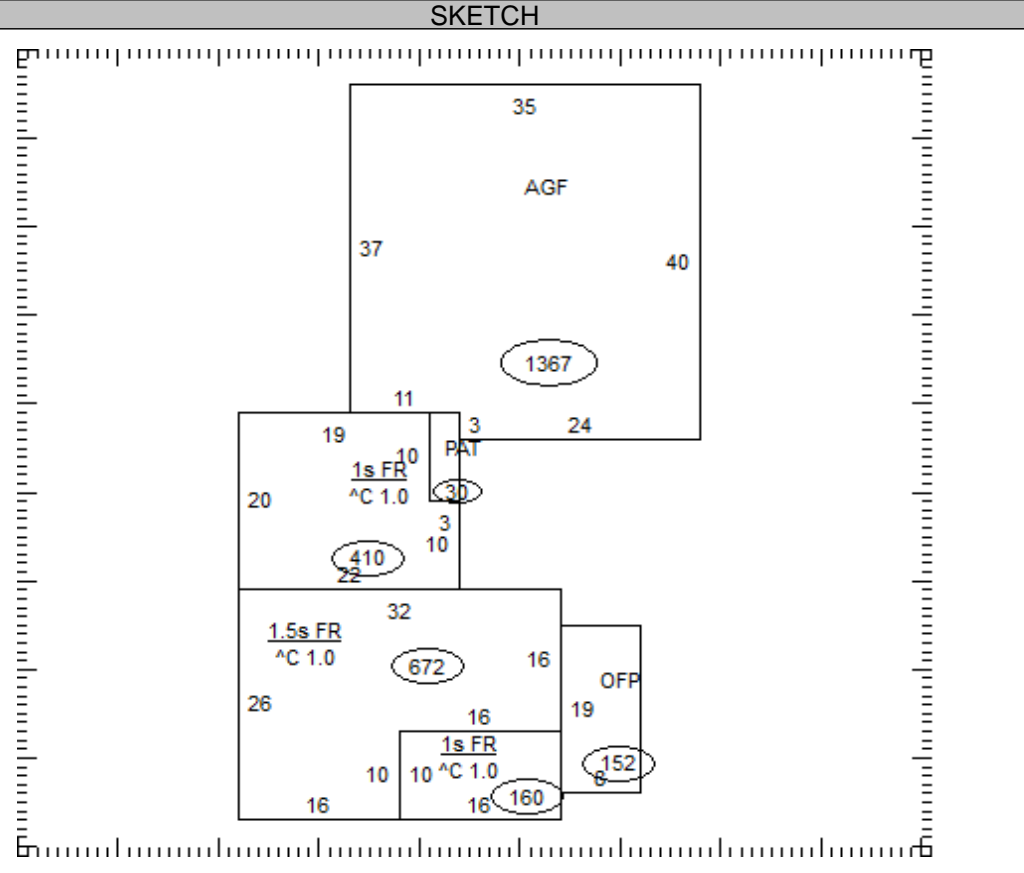
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.2400					TOTAL		26,200	0

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			%



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