

26-240900.0210

**LEGAL INFORMATION**  
**MARINERS POINT SUBD**

**RUCKMAN DANIEL J & PATRICIA L**  
RUCKMAN DANIEL J & PATRICIA L  
117 MARINER DR  
CELINA, OH 45822

LOT#: 10

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUCKMAN DANIEL J &	117 MARINER DR	CELINA	OH	45822	12/04/2020	300,000	WDC : 906	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
2	WEAKLEY THOMAS G &	117 MARINER POINT DR	CELINA	OH	45822	10/13/2016	185,000	WDC : 727	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
3	WOOD VIRGINIA L TRUSTEE	412 MAYNARD DR	TUPELO	MS	38801	08/25/1999	185,600	: A : 0	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>

X:  TTO LISTER: DATE: 07/11/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION		
<input checked="checked" type="checkbox"/> PAVED	<input checked="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	117 MARINERS POINT DR, 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	<b>COMMENT</b>				
<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	TY2022:Net Gen=\$3,694.40, Other				
<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	Assessment=\$0.00				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="checked" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE08 RMV EXTRA FULL BATH				
							DE21 RMV OWN OCC; DIDN'T RET APP			
							DE23 DESKTOP RVW: ADD 1/2 BATH & GAS FP			

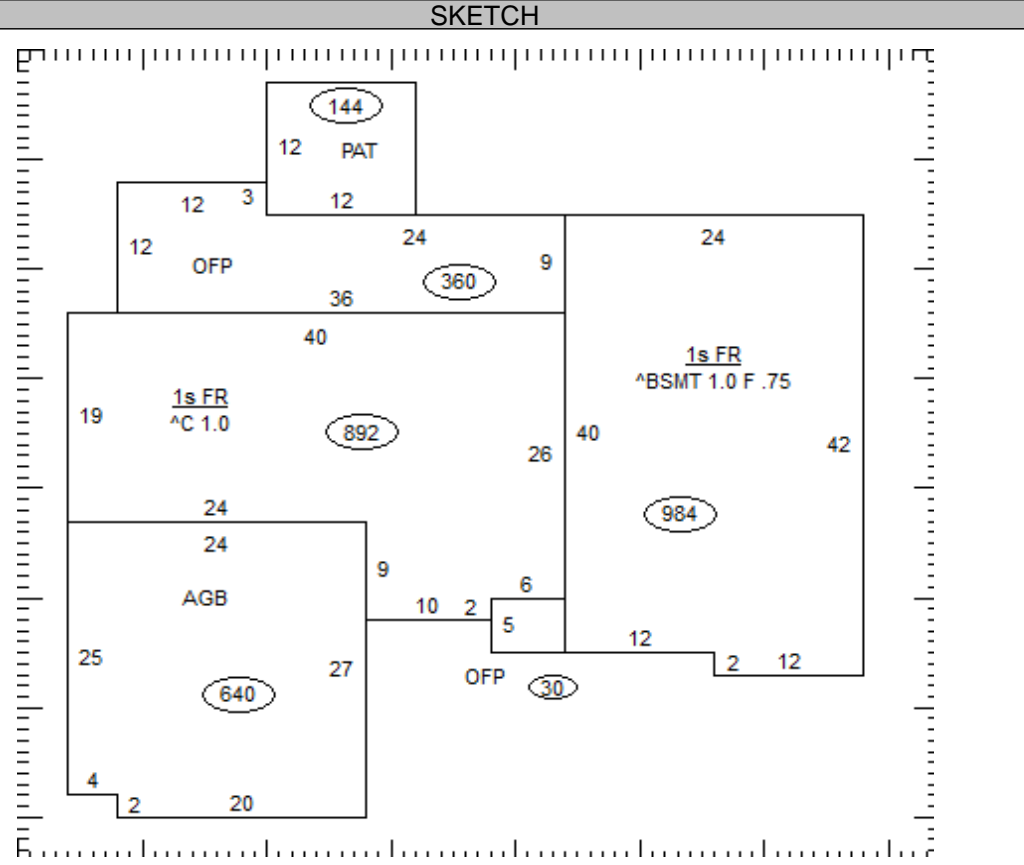
**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F90 D194	ST500	DP112	ADJ560			50,400	0
<b>TOTAL</b>							50,400	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	MISC	RAPP	RAPP				
APPRaised	<u>LAND</u> 50,400	42,300	40,300				
VALUE	<u>IMPR</u> 256,400	183,900	175,200				
	<u>TOTAL</u> 306,800	226,200	215,500				
ASSESSED	<u>LAND</u> 17,640	14,810	14,110				
VALUE	<u>IMPR</u> 89,740	64,370	61,320				
	<u>TOTAL</u> 107,380	79,180	75,430				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1876	FR	226,710										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO														
<b>BUILDING TYPE</b>	<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														
<b>ROOFING</b>	<b>ROOF TYPE</b>														
<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														
<b>FLOORS</b>	<b>B 1 2 3 U</b>	BSMT	984		14,070										
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			240,780										
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
CARPET	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	738 S.F.		10,550										
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	FIREPLACE #	1		4,400										
PLASTER/DW	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,614 S.F.		4,320										
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	7		8,470										
<b>ACCOMMODATIONS</b>		GARAGES & CARPORTS			17,900										
# OF ROOMS	1 6	EXTRA FEATURES			6,900										
BEDROOMS	3	<b>SUBTOTAL</b>			293,320										
FIREPLACES	1	GRADE FACTOR			115 %										
HEAT & AC	<b>B 1 2 3 U</b>	<b>UNADJUSTED VALUE</b>			337,320										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	1,876	B-		1990		A	337,320	24	256,360		256,400
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1													
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2													
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	8													
X FULL BATH	1	9													
X HALF BATH	1 1	10													
X FIXTURES		11													



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TOTAL 256,400

COMMENTS

12 L/F OF BRICK TRIM-8' HIGH  
Dwelling has an Economic Factor of 100%