26-250700.0000

JEFFERSON TWP / CELINA SD

09-05-451-017

Property Class: 510

Neighborhood 265CL80-CL80

Map: 09
Block: 08
Card: 95

Bk: Pg:

KNEPPER JOE & KRYSTALL
KNEPPER JOE & KRYSTALL
1207 HARBOR POINT DR
CELINA, OH 45822

LEGAL INFORMATION
HARBOR POINT
IN LOT 62 ALSO ST PARCEL 54-35
RTS: 003-06-05 LOT#: 62
Acres:0.0380 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KNEPPER JOE & KRYSTALL	1207 HARBOR POINT DR	CELINA	OH	45822	09/01/2020	100,000	WDC : 618	☐	■
2	COMMUNITY PROPERTY	351 INDUSTRIAL DR	MINSTER	OH	45865	04/16/2015	60,000	WDC : 230	☐	■
3	RUNCK WAVA	4088 CHALMETTE DR	BEAVERCREEK	OH	45440	12/24/2013	0	QCE : X : 0	☐	☐

X: ■ TTO LISTER: TK DATE: 06/26/2023 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
1207 HARBOR POINT DR, CELINA

COMMENT
TY2022:Net Gen=$2,150.96, Other Assessment=$377.72
FRONTS ON WATER
DE17 ADD OFP AND RFX/DSKTP REV
DE17 ADD OFP
DE20 RMV RMDL DATE
DE22 TTO; NO WDDK ATT; RMV REAR OFP & RFX, NEW SIDING
DE23 TTO; ADD WDDK, CHG COND TO "G"

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F54 D27	ST650 DP42 ADJ273		14,700 0
F:Front	F52 D97	ST650 DP80 ADJ520		27,000 0
			TOTAL	41,700 0

VALUATION SUMMARY

		2023	2022	2021	2020	2017	2017	2017
VALUE YEAR		2023	2022	2021	2020	2017	2017	2017
REASON FOR CHANGE		NC	REMB	MISC	RAPP	RAPP	NC	MISC
APPRAISED VALUE	LAND	41,700	31,800	31,800	31,800	28,900	38,600	38,600
	IMPR	129,400	99,900	108,700	112,400	95,500	87,600	68,200
	TOTAL	171,100	131,700	140,500	144,200	124,400	126,200	106,800
ASSESSED VALUE	LAND	14,600	11,130	11,130	11,130	10,120	13,510	13,510
	IMPR	45,290	34,970	38,050	39,340	33,430	30,660	23,870
	TOTAL	59,890	46,100	49,180	50,470	43,550	44,170	37,380

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		9			
BEDROOMS		4			
FIREPLACES		1			

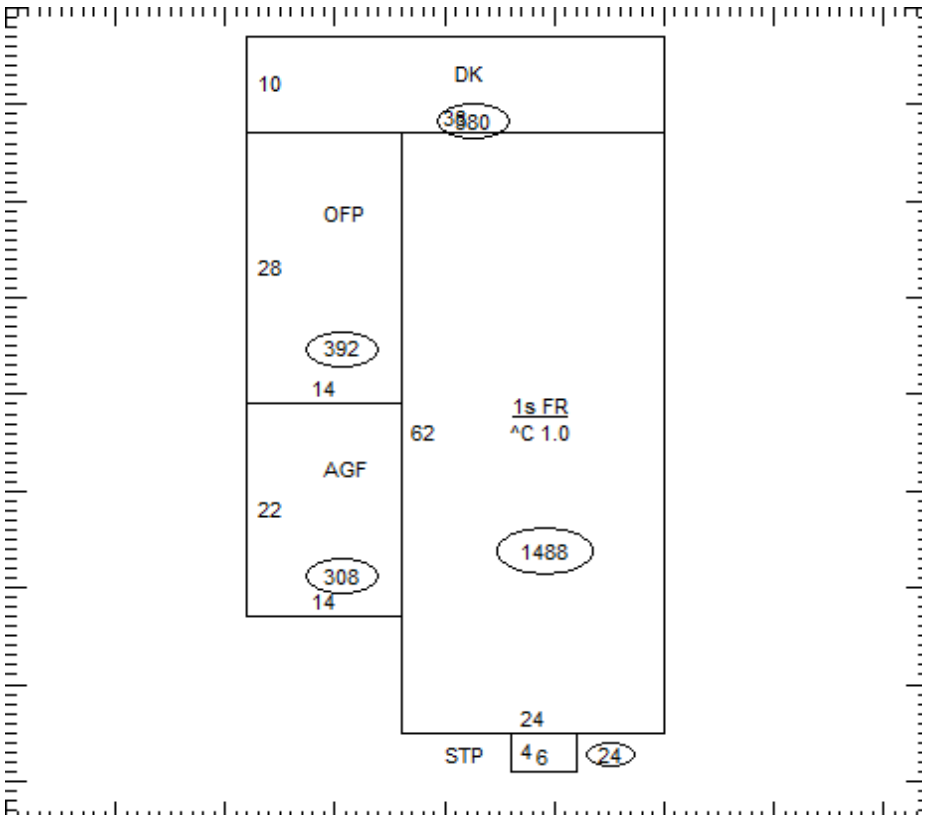
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1488	FR	202,130

SUBTOTAL			202,130
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,400
HEATING	0	S.F.	0
AIR COND	1,488	S.F.	2,460
PLUMBING #	0		0
GARAGES & CARPORTS			7,600
EXTRA FEATURES			10,400
SUBTOTAL			226,990
GRADE FACTOR			100 %
UNADJUSTED VALUE			226,990
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,488	C		1951		G	226,990	40	136,190		129,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		129,400

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COMMENTS

Dwelling has an Economic Factor of 95%

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Neighborhood 265CL80-CL80

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RTS: 003-06-05 LOT#: 62
Acres:0.0380 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FARRELL HOLLY R ETAL	4088 CHALMETTE DR	BEAVERCREEK	OH	45440	10/18/2011	0	QCE : X : 0	☐	☐
2	RUNCK WAVA S	6520 CALAIS CT	DAYTON	OH	45459	02/04/1992	0	: X : 0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
1207 HARBOR POINT DR, CELINA

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		41,700	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
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☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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					
BEDROOMS					
FIREPLACES					

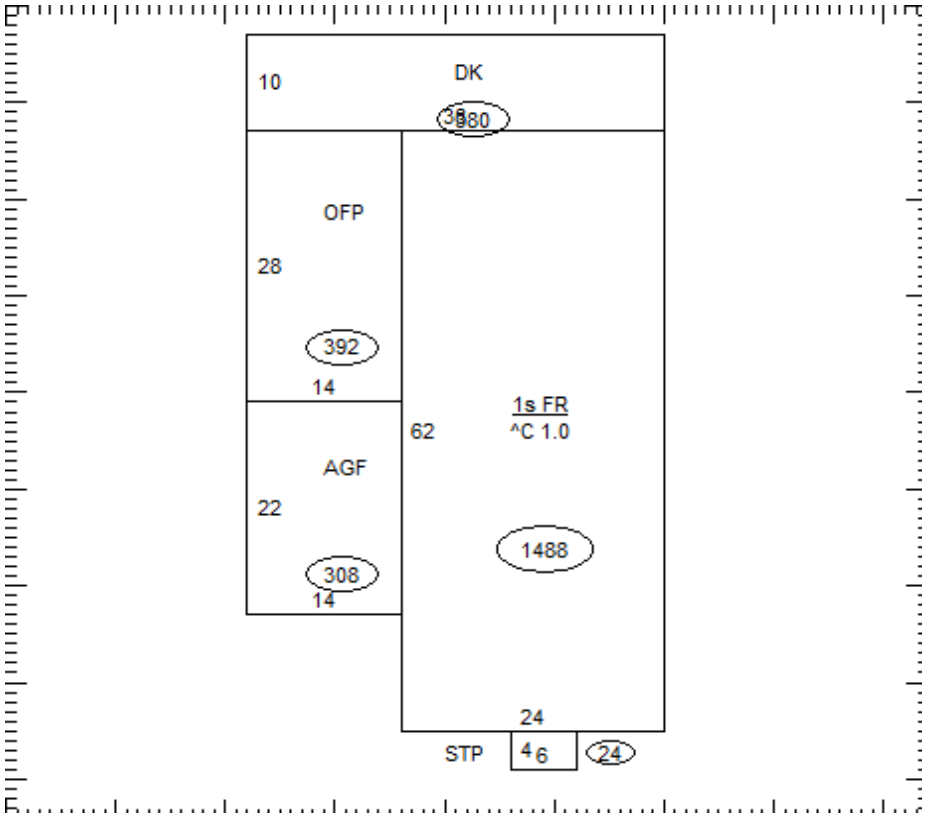
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

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		%

SKETCH



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													
												TOTAL	0

26-250700.0000

COMMENTS