26-250800.0000

MCBAIN JAMES A III & DAWN M
MCBAIN JAMES A III & DAWN M
3954 MEDFORD SQ
HILLIARD, OH 43026

JEFFERSON TWP / CELINA SD

09-05-451-016

LEGAL INFORMATION
HARBOR POINT
IN LOT 63
& STATE PARCEL 54-36 RTS: 003-06-05 LOT#: 00063
Acres:0.0690 M:0.0000

Property Class: 510
Neighborhood 265CL80-CL80
Map: 09
Block: 08
Card: 94
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCBAIN JAMES A III & DAWN M	3954 MEDFORD SQ	HILLIARD	OH	43026	07/15/2020	154,500	WDC : 454	☐	■
2	KREIS CALEB J	1205 HARBOR POINT DR	CELINA	OH	45822	08/13/2018	140,000	WDC : 606	☐	■
3	MORDEN NORMA J	1205 HARBOR POINT DR	CELINA	OH	45822	04/16/2002	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/27/2005 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
1205 HARBOR POINT DR, CELINA

COMMENT
TY2022:Net Gen=$2,170.56, Other Assessment=$377.72
FRONTS ON WATER
DE11 CORRECTED LAND// ADDED STATE PARCEL
DE21 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F65 D45	ST650 DP54 ADJ351		22,800 0
F:Front	F52 D97	ST650 DP80 ADJ520		27,000 0
			TOTAL	49,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	49,800	38,000	34,500					
	IMPR	119,700	94,900	80,700					
	TOTAL	169,500	132,900	115,200					
ASSESSED VALUE	LAND	17,430	13,300	12,080					
	IMPR	41,900	33,220	28,250					
	TOTAL	59,330	46,520	40,330					

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		6			
BEDROOMS		3			
FIREPLACES		1			

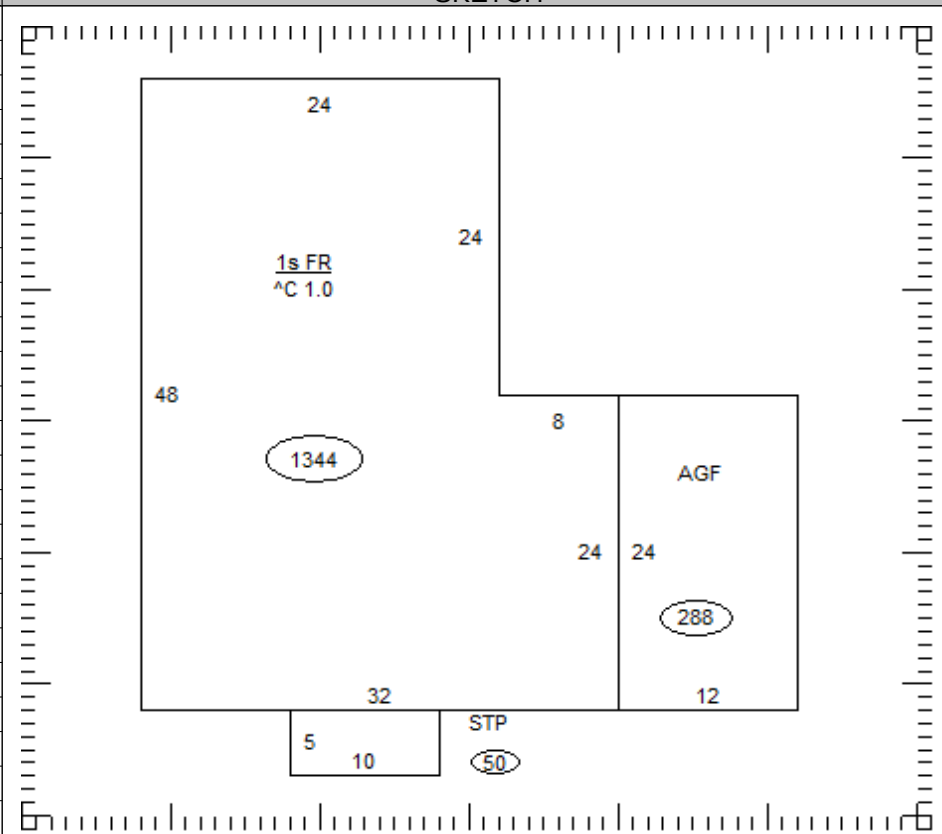
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1344	FR	192,140

SUBTOTAL		192,140
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	1,344 S.F.	2,220
PLUMBING #	3	3,630
GARAGES & CARPORTS		7,100
EXTRA FEATURES		500
SUBTOTAL		209,990
GRADE FACTOR		100 %
UNADJUSTED VALUE		209,990
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,344	C		1954	1972	A	209,990	40	125,990		119,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-250800.0000

TOTAL 119,700

COMMENTS

Dwelling has an Economic Factor of 95%