26-250900.0000

JEFFERSON TWP / CELINA SD

09-05-451-015

Property Class: 510

Neighborhood 265CL80-CL80

Map: 09
Block: 08
Card: 93

Bk: Pg:

HUSER TROY M & HEATHER A
HUSER TROY M & HEATHER A
1203 HARBOR POINT DR
CELINA, OH 45822

LEGAL INFORMATION
HARBOR POINT
& STATE PARCEL 54-37
RTS: 003-06-05 LOT#: 64
Acres:0.1100 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HUSER TROY M & HEATHER A	1203 HARBOR POINT DR	CELINA	OH	45822	07/16/2019	165,000	WDC : 485	☐	■
2	JONES RICHARD A &	1203 HARBOR POINT DR	CELINA	OH	45822	08/12/2011	147,300	WDC : A : 424	☐	■
3	COLVIN DONNA L	6073 ST RT 219	CELINA	OH	45822	03/02/2001	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
1203 HARBOR POINT DR, CELINA

COMMENT
TY2022:Net Gen=$2,348.36, Other Assessment=$377.72
FRONTS ON WATER
DE11 CORRECTED LAND// ADDED STATE PARCEL

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F63 D72	ST650 DP70 ADJ455		28,700 0
F:Front	F52 D97	ST650 DP80 ADJ520		27,000 0
			TOTAL	55,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	55,700	42,400	38,500					
	IMPR	128,600	104,600	88,800					
	TOTAL	184,300	147,000	127,300					
ASSESSED VALUE	LAND	19,500	14,840	13,480					
	IMPR	45,010	36,610	31,080					
	TOTAL	64,510	51,450	44,560					

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		7			
BEDROOMS		3			
FIREPLACES		1			

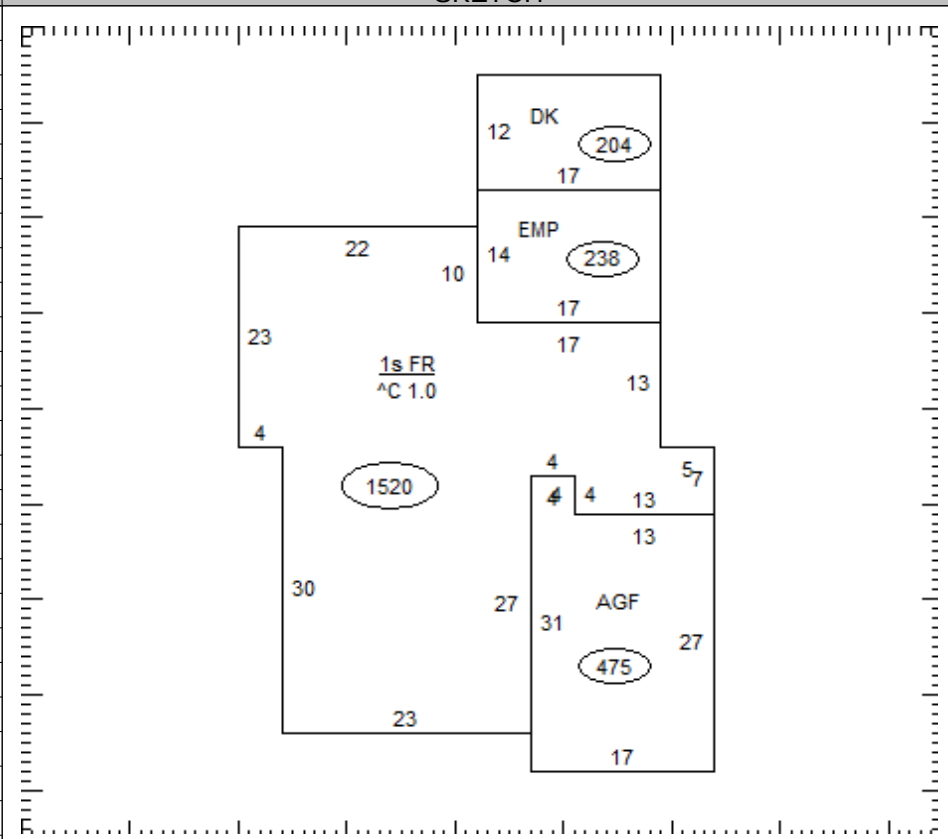
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1520	FR	203,120

SUBTOTAL		203,120
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	1,520 S.F.	2,510
PLUMBING #	2	2,420
GARAGES & CARPORTS		11,700
EXTRA FEATURES		9,200
SUBTOTAL		233,350
GRADE FACTOR		100 %
UNADJUSTED VALUE		233,350
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,520	C		1954		A	233,350	42	135,340		128,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		128,600

26-250900.0000

COMMENTS

Dwelling has an Economic Factor of 95%