



26-251000.0000

Property Class: 510

Neighborhood

265CL80-CL80

Map: 09

Block: 08

Card: 92

Bk: Pg:

COON THOMAS H & KATHY J
 COON THOMAS H & KATHY J
 1201 HARBOR POINT DR
 CELINA, OH 45822

LEGAL INFORMATION
 HARBOR POINT
 & STATE PARCEL 54-38
 RTS: 003-06-05 LOT#: 65
 Acres:0.1110 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COON THOMAS H & KATHY J	1201 HARBOR POINT DR	CELINA	OH	45822	04/06/2023	160,000	WDC : 181	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BROCK ROBERT N & MEGAN A	23756 AUSTEN ST	FLAT ROCK	MI	48134	08/21/2015	55,000	WDC : 558	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MORDEN NORMA J	1205 HARBOR POINT DR	CELINA	OH	45822	04/16/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

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				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	1201 HARBOR POINT DR, CELINA			
								COMMENT	
								TY2022:Net Gen=\$1,700.22, Other Assessment=\$377.72	
								FRONTS ON WATER	
								DE11 CORRECTED LAND// ADDED STATE PARCEL	
								DE15 PER DATA MAILER RMV FP	
								DE17 CORR STRY HGHT/DSKTP REV	
				TOTAL		52,900	0		

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	52,900	40,300	36,600	48,900				
VALUE	70,400	63,800	54,800	38,600				
	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>				
ASSESSSED	18,520	14,110	12,810	17,120				
VALUE	24,640	22,330	19,180	13,510				
	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>				
	43,160	36,440	31,990	30,630				

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TR	<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK
BUILDING TYPE		<input type="checkbox"/> METAL	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> SHingles	<input type="checkbox"/> STONE
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/>	<input type="checkbox"/> SHAKES	
<input type="checkbox"/>		<input type="checkbox"/> COMPOSITE	

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE	<input type="checkbox"/> HIP	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> SHingles	<input type="checkbox"/> MANSARD	<input type="checkbox"/> FLAT
<input checked="" type="checkbox"/> SHingles	<input type="checkbox"/> SHAKES	<input type="checkbox"/>	
<input type="checkbox"/> COMPOSITE			

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

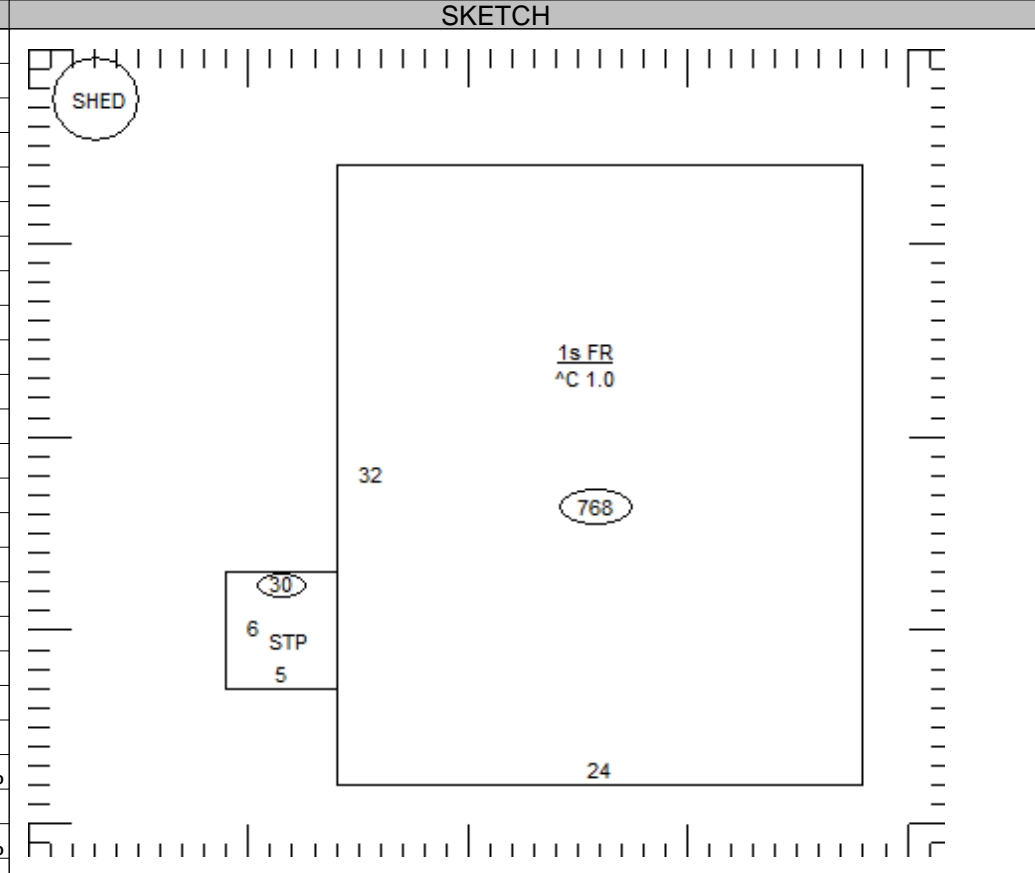
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS		3				
BEDROOMS		2				
FIREPLACES						

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE <input checked="" type="checkbox"/>				
X FULL BATH						
X HALF BATH						
X FIXTURES						

FLOOR	AREA	CONST	VALUE
1	768	FR	131,440
SUBTOTAL			131,440
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	768 S.F.		1,270
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			300
SUBTOTAL			133,010
GRADE FACTOR			95 %
UNADJUSTED VALUE			126,360
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	768	C-		1959		A	126,360	42	73,290		69,600
1 Shed	10	12x20	240	C	7.70	1990		A	1,850	57	800		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-251000.0000 TOTAL 70,400

COMMENTS

Dwelling has an Economic Factor of 95%