

27-026951.0166

OLDING KEVIN L & SANDY D

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PO BOX 223

CELINA, OH 45822

Created in 2017 From 27-026951.0000 due to Split

LEGAL INFORMATION

EAGLEBROOKE CIRCLE

SECTION II

LOT#: 166

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OLDING KEVIN L & SANDY D	PO BOX 223	CELINA	OH	45822	11/19/2021	399,900	WDC : 970	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BRUNS CONSTRUCTION	6781 HELLWARTH RD	CELINA	OH	45822	12/01/2020	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	08/15/2017	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 01/28/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2209 EAGLEBROOKE CIR COMMENT TY2022:Net Gen=\$5,209.70, Other Assessment=\$0.00 DE21 DWLG LESS THAN 30% COMPL (\$395,000) DE22 TTO; DWLG COMPL, ADD BSMNT FN & BATHS
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

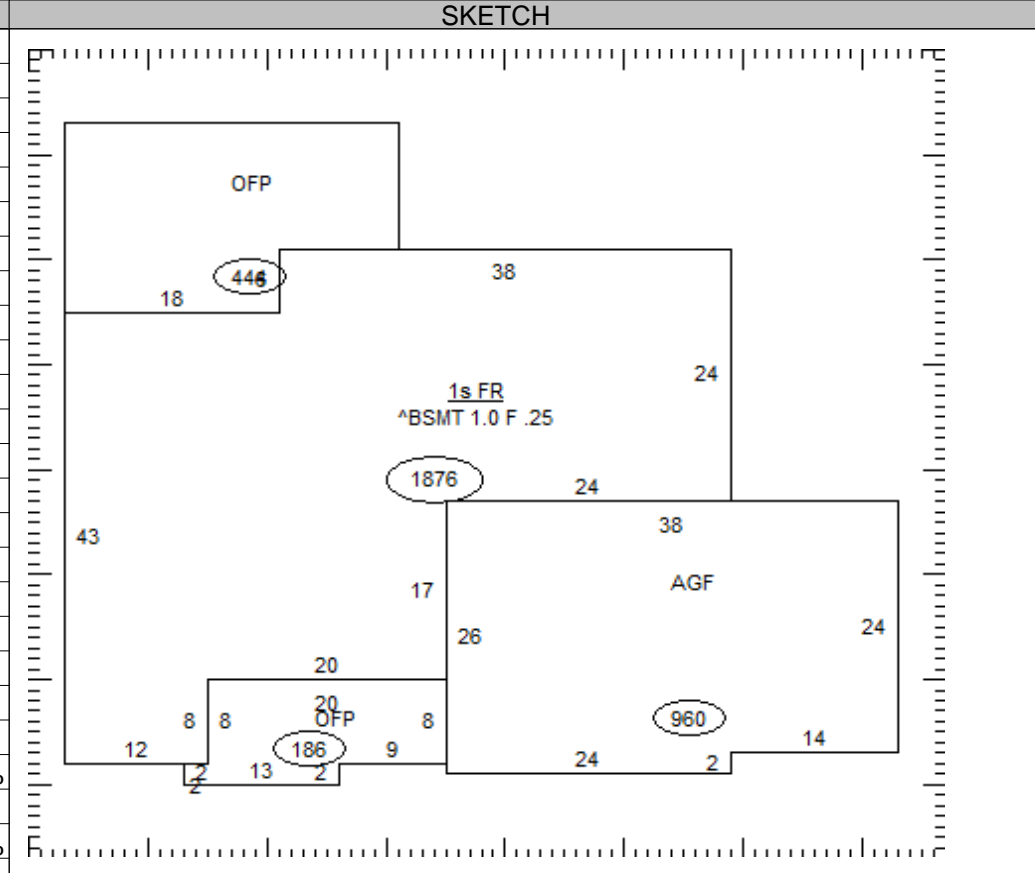
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F111 D175	ST505	DP108	ADJ545		60,500 0
					TOTAL	60,500 0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2021	2020	2018	2017
REASON FOR CHANGE	RAPP	NC	RCLS	RAPP	MISC	RAPP
APPRAISED VALUE	<u>LAND</u> 60,500	52,800	52,800	27,700	24,500	0
	<u>IMPR</u> 333,600	276,800	0	0	0	0
	<u>TOTAL</u> 394,100	329,600	52,800	27,700	24,500	0
ASSESSED VALUE	<u>LAND</u> 21,180	18,480	18,480	9,700	8,580	0
	<u>IMPR</u> 116,760	96,880	0	0	0	0
	<u>TOTAL</u> 137,940	115,360	18,480	9,700	8,580	0

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1876	FR	226,710



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1876		26,830
SUBTOTAL			253,540
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	469 S.F.		6,710
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,345 S.F.		3,870
PLUMBING #	8		9,680
GARAGES & CARPORTS			23,700
EXTRA FEATURES			10,100
SUBTOTAL			312,000
GRADE FACTOR			120 %
UNADJUSTED VALUE			374,400
FACTOR			100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

PLUMBING #	8		9,680
GARAGES & CARPORTS			23,700
EXTRA FEATURES			10,100
SUBTOTAL			312,000
GRADE FACTOR			120 %
UNADJUSTED VALUE			374,400
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 2 6
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,876	B		2021		G	374,400	1	370,660		333,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C
 PLUMBING BASE

X FULL BATH 1 1
 X HALF BATH 1
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,876	B		2021		G	374,400	1	370,660		333,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 333,600

COMMENTS

Dwelling has an Economic Factor of 90%