

JEFFERSON TWP-CELINA CORP / CELINA SD

06-32-226-004

Property Class: 510

Neighborhood

27502740-04 -

Map: 05A

Block:

Card: 41

Bk: Pg:



27-026951.9912

**MASON COLIN L & JILL S CLODFELTER-**  
MASON COLIN L & JILL S CLODFELTER-  
2031 EAGLEBROOKE PKWY  
CELINA, OH 45822

**LEGAL INFORMATION**  
EAGLEBROOKE ESTATES  
SEC IV  
PLATTED 5/15/97 LOT#: 120

| OWNERSHIP                    | ADDRESS               | CITY   | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|------------------------------|-----------------------|--------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 MASON COLIN L & JILL S     | 2031 EAGLEBROOKE PKWY | CELINA | OH    | 45822 | 02/07/2020 | 419,000 | WDC : 71    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 FRANZ VINCENT M & JILL E   | 2031 EAGLEBROOKE PKWY | CELINA | OH    | 45822 | 03/10/2005 | 365,000 | WDC : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 LENGER DOUGLAS R & HEIDI J | 2031 EAGLEBROOKE PKWY | CELINA | OH    | 45822 | 06/04/2002 | 46,500  | : A : 0     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: CG DATE: 07/30/2004 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER <input type="checkbox"/>    | <input checked="" type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT     | 2031 EAGLEBROOKE PKWY                  |
| <input type="checkbox"/> GRAVEL           | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER <input type="checkbox"/>    | <input type="checkbox"/> STATIC               | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT      | <b>COMMENT</b>                         |
| <input type="checkbox"/> DIRT             | <input type="checkbox"/> LOW              | <input type="checkbox"/> GAS <input type="checkbox"/>      | <input type="checkbox"/> DECLINING            | <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY     | TY2022:Net Gen=\$5,605.30, Other       |
| <input type="checkbox"/> SIDEWALKS        | <input type="checkbox"/> ROLLING          | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD                  | <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.00                      |
| <input type="checkbox"/> CURBS            | <input type="checkbox"/> STANDARD         | <input checked="" type="checkbox"/> STANDARD               | <input type="checkbox"/> STANDARD             | <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU   | DE15 EXPANDED PAT AREA PER DATA MAILER |

LAND COMPUTATIONS

| LAND TYPE | SIZE      | M     | RATE  | C      | INF   | M | VALUE  | C |
|-----------|-----------|-------|-------|--------|-------|---|--------|---|
| F:Front   | F131 D192 | ST505 | DP111 | ADJ561 |       |   | 73,500 | 0 |
|           |           |       |       |        | TOTAL |   | 73,500 | 0 |

2031 EAGLEBROOKE PKWY  
**COMMENT**  
 TY2022:Net Gen=\$5,605.30, Other  
 Assessment=\$0.00  
 DE15 EXPANDED PAT AREA PER DATA MAILER  
 DE09 ADD FP/PER DATA MAILER  
 DE21 RMV OWN OCC; DIDN'T RET APP

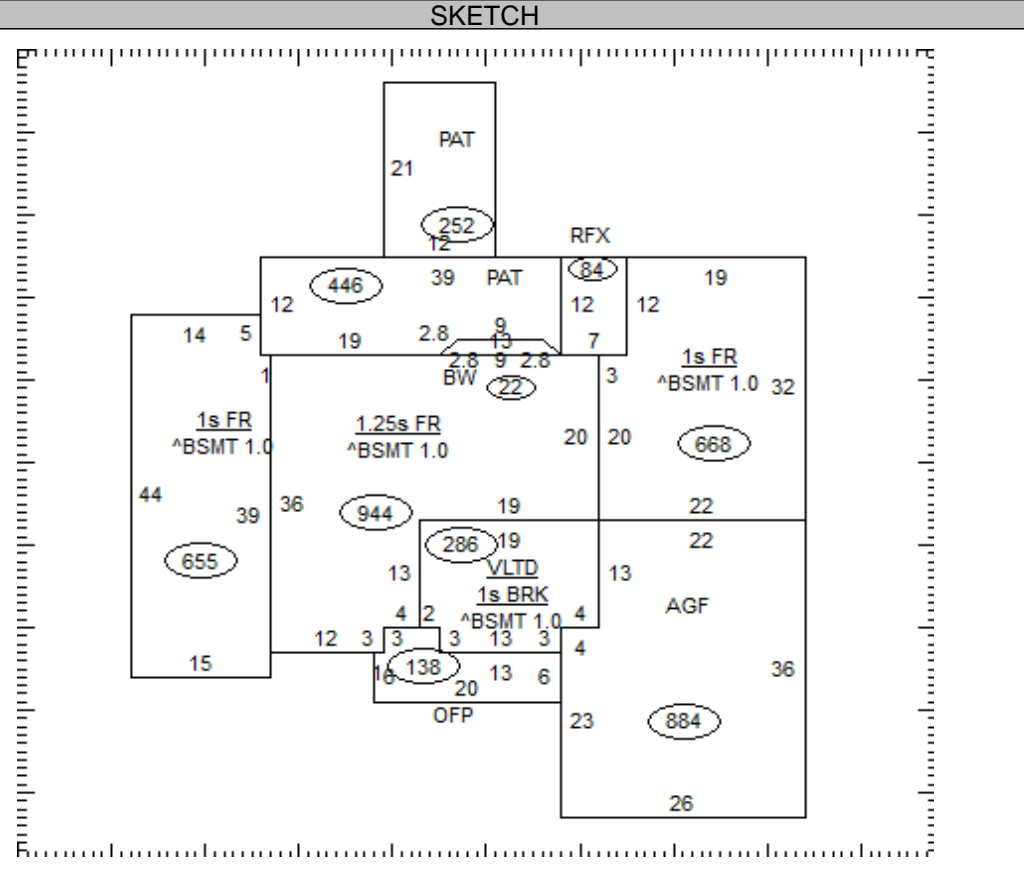
VALUATION SUMMARY

| VALUE YEAR        | 2023          | 2020    | 2017    |
|-------------------|---------------|---------|---------|
| REASON FOR CHANGE | RAPP          | RAPP    | RAPP    |
| APPRAISED VALUE   | LAND 73,500   | 64,100  | 56,700  |
|                   | IMPR 342,300  | 290,500 | 266,200 |
|                   | TOTAL 415,800 | 354,600 | 322,900 |
| ASSESSED VALUE    | LAND 25,730   | 22,440  | 19,850  |
|                   | IMPR 119,810  | 101,680 | 93,170  |
|                   | TOTAL 145,540 | 124,120 | 113,020 |

| OCCUPANCY  | EXTERIOR                                     | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD     | 1     | 286  | BRK   | 32,990  |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              | 1     | 2267 | FR    | 244,430 |
| <b>BUILDING TYPE</b>   | <input checked="" type="checkbox"/> ALM/VYNL | .25   | 236  | FR    | 23,200  |
| <input type="checkbox"/> MOBILE HOME   | <input type="checkbox"/> CONC BLK            |       |      |       |         |
| <input type="checkbox"/> BI/TR LEVEL   | <input type="checkbox"/> METAL               |       |      |       |         |
| <input type="checkbox"/> MOD/MAN   | <input checked="" type="checkbox"/> BRICK    |       |      |       |         |
| <input type="checkbox"/>   | <input type="checkbox"/> STONE               |       |      |       |         |

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

|                         |            |  |         |
|-------------------------|------------|--|---------|
| BSMT                    | 2553       |  | 36,510  |
| <b>SUBTOTAL</b>         |            |  | 337,130 |
| 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                | 2,789 S.F. |  | 4,600   |
| PLUMBING #              | 9          |  | 10,890  |
| GARAGES & CARPORTS      |            |  | 21,800  |
| EXTRA FEATURES          |            |  | 12,500  |
| <b>SUBTOTAL</b>         |            |  | 391,320 |
| GRADE FACTOR            |            |  | 120 %   |
| <b>UNADJUSTED VALUE</b> |            |  | 469,580 |
| FACTOR                  |            |  | 100 %   |



| OCCUPANCY | ST.HT | SIZE | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1.25  | SK   | 2,789 | B     |       | 2002 |      | A   | 469,580   | 19   | 380,360  |      | 342,300  |
| 1         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 2         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |      |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |      |       |       |       |      |      |     |           |      |          |      |          |

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TOTAL 342,300

**COMMENTS**

Dwelling has an Economic Factor of 90%