27-026951.9915

JEFFERSON TWP-CELINA CORP / CELINA SD
06-32-226-007

Property Class: 510
Neighborhood
27502740-04 -
Map: 05A
Block:
Card: 44
Bk: Pg:

LARMORE DANIEL & KRISTA
LARMORE DANIEL & KRISTA
2109 EAGLEBROOKE PKWY
CELINA, OH 45822

LEGAL INFORMATION
EAGLEBROOKE ESTATES
SEC IV
LOT#: 123

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LARMORE DANIEL & KRISTA	2109 EAGLEBROOKE PKWY	CELINA	OH	45822	12/06/2021	490,000	WDC : 1034	☐	■
2	GUTTA JAYANTH K & LAKSHMI	2109 EAGLEBROOKE PKWY	CELINA	OH	45822	03/27/2020	415,000	WDC : 189	☐	■
3	KHOKER MUHAMMAD Z	2109 EAGLEBROOKE PKWY	CELINA	OH	45822	11/22/2013	340,000	WDC : 807	☐	■

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	
■ 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
2109 EAGLEBROOKE PKWY

COMMENT
TY2022:Net Gen=$5,641.36, Other Assessment=$0.00
FT RECOVERY LUMBER COMPANY INC
DE21 CORR PLUMB//PARTIAL FIN BSMT
DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F126 D200	ST505 DP113 ADJ571		71,900 0
			TOTAL	71,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2021	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	71,900	62,800	62,800	55,600				
	IMPR	357,400	286,300	260,800	236,300				
	TOTAL	429,300	349,100	323,600	291,900				
ASSESSED VALUE	LAND	25,170	21,980	21,980	19,460				
	IMPR	125,090	100,210	91,280	82,710				
	TOTAL	150,260	122,190	113,260	102,170				

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	■	☐	☐	☐	☐

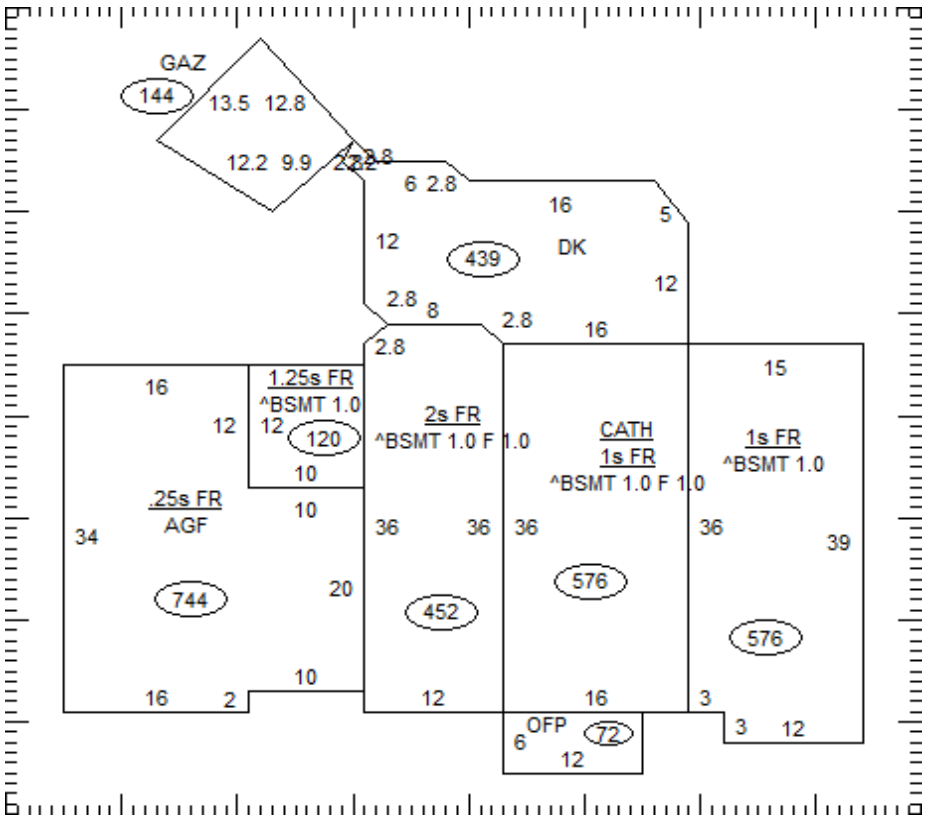
ACCOMMODATIONS					
# OF ROOMS		5		3	
BEDROOMS		1		2	
FIREPLACES					

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			1	
X HALF BATH		1			
X FIXTURES		3			

FLOOR	AREA	CONST	VALUE
1	1724	FR	216,780
.25	216	FR	24,760
2ND	452	FR	27,280
BSMT	1724		24,650
SUBTOTAL			293,470
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,028	S.F.	14,700
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	3,420	S.F.	5,650
PLUMBING #	11		13,310
GARAGES & CARPORTS			18,400
EXTRA FEATURES			31,600
SUBTOTAL			377,130
GRADE FACTOR			130 %
UNADJUSTED VALUE			490,270
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,392	B+		2001		A	490,270	19	397,120		357,400
1 Gazebo		0x0	144	C		2001		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		357,400

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COMMENTS

Dwelling has an Economic Factor of 90%

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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STAPLETON WILLIAM R &	2109 EAGLEBROOKE PKWY	CELINA	OH	45822	10/22/2001	365,000	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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☐ 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
2109 EAGLEBROOKE PKWY

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	71,900 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

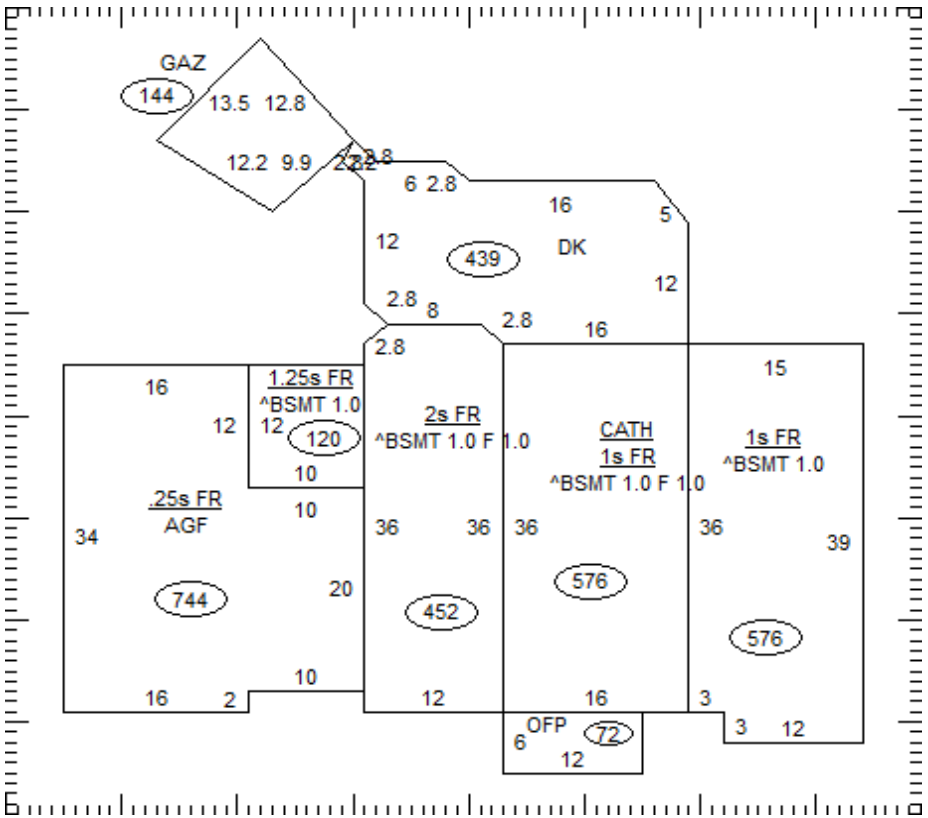
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS