

46-026956.2010

PUTMAN CHARLES M & MARY LOU

PUTMAN CHARLES M & MARY LOU

2272 WAYNE ST

CELINA, OH 45822

Created in 2013 From 46-026956.2000 due to Split

LEGAL INFORMATION

EAGLEBROOKE ESTATE

SEC VI PHASE 1

LOT#: 188

QUALIFIED CREDITS:

HOMESTEAD

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 PUTMAN CHARLES M & MARY	2272 WAYNE ST	CELINA	OH	45822	03/07/2019	279,900	WDC : 141	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 SUDHOFF RUSSELL &	2272 E WAYNE ST	CELINA	OH	45822	03/07/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 SUDHOFF RANDOLPH R	1003 GARNET	COLDWATER	OH	45828	10/13/2016	29,200	WDC : 721	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DATE: 06/06/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 2272 WAYNE ST
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,404.74, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE18 NO NEW DWELLING
 DE19 NOH; ADD DWLG
 DE23 DESKTOP RVW; COR BSMNT FIN, ADD
 FULL BATH

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D225	ST505	DP115	ADJ581		58,100	0	
						TOTAL	58,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2019	2019	2017
REASON FOR CHANGE	RAPP	RAPP	RCLS	NC	RAPP
APPRAISED	58,100	47,200	44,900	44,900	23,600
VALUE	IMPR	239,200	195,300	175,700	175,700
	TOTAL	297,300	242,500	220,600	220,600
ASSESSSED	LAND	20,340	16,520	15,720	15,720
VALUE	IMPR	83,720	68,360	61,500	61,500
	TOTAL	104,060	84,880	77,220	77,220

OCCUPANCY SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING **ROOF TYPE**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

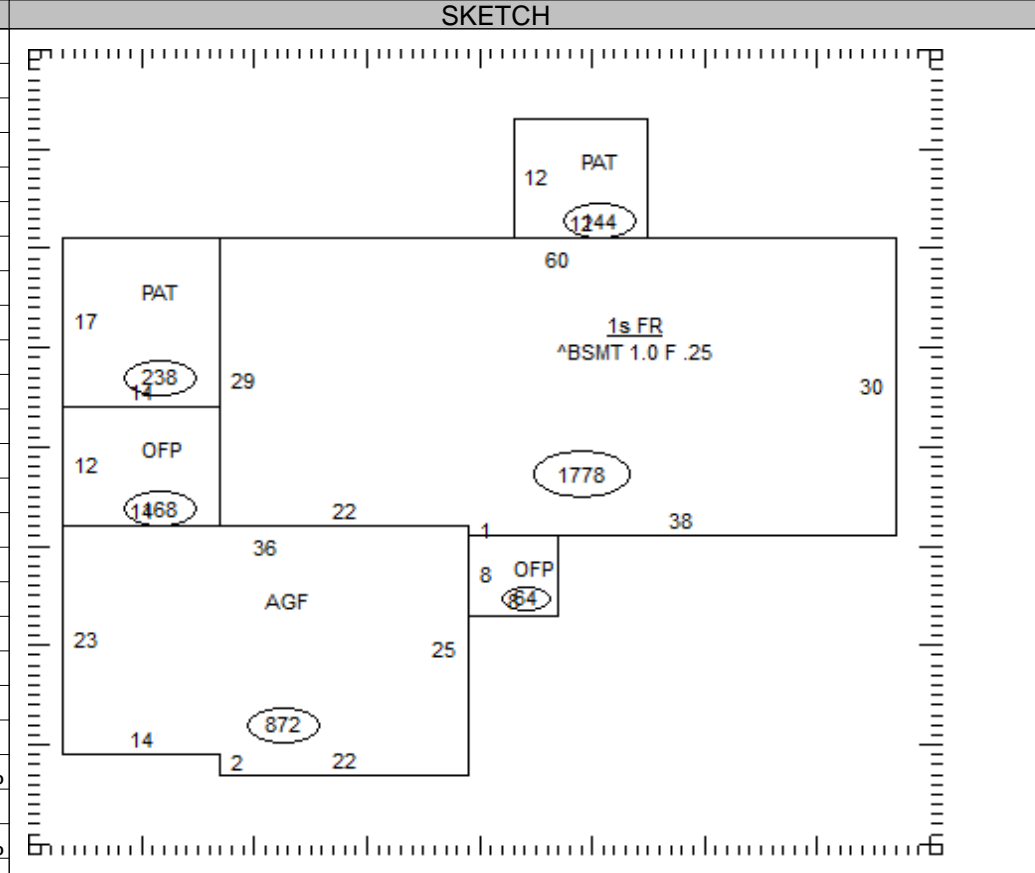
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 2 4
 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
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1778	FR	220,490
BSMT	1778		25,430
SUBTOTAL			245,920
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	444 S.F.		6,350
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,222 S.F.		3,660
PLUMBING #	6		7,260
GARAGES & CARPORTS			21,600
EXTRA FEATURES			5,300
SUBTOTAL			290,090
GRADE FACTOR			100 %
UNADJUSTED VALUE			290,090
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,778	C		2018		G	290,090	3	281,390		239,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 239,200

COMMENTS

Dwelling has an Economic Factor of 85%

WAYNE TWP-CELINA CORP / CELINA SD

06-29-496-010

Property Class: 510

Neighborhood

46502730-04 -

Map:

Block:

Card:

Bk: Pg:

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QUALIFIED CREDITS:

HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	10/07/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	WHITE TREE INVESTMENTS	6781 HELLWARTH RD	CELINA	OH	45822	12/30/2013	0	10:WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE: 06/06/2023	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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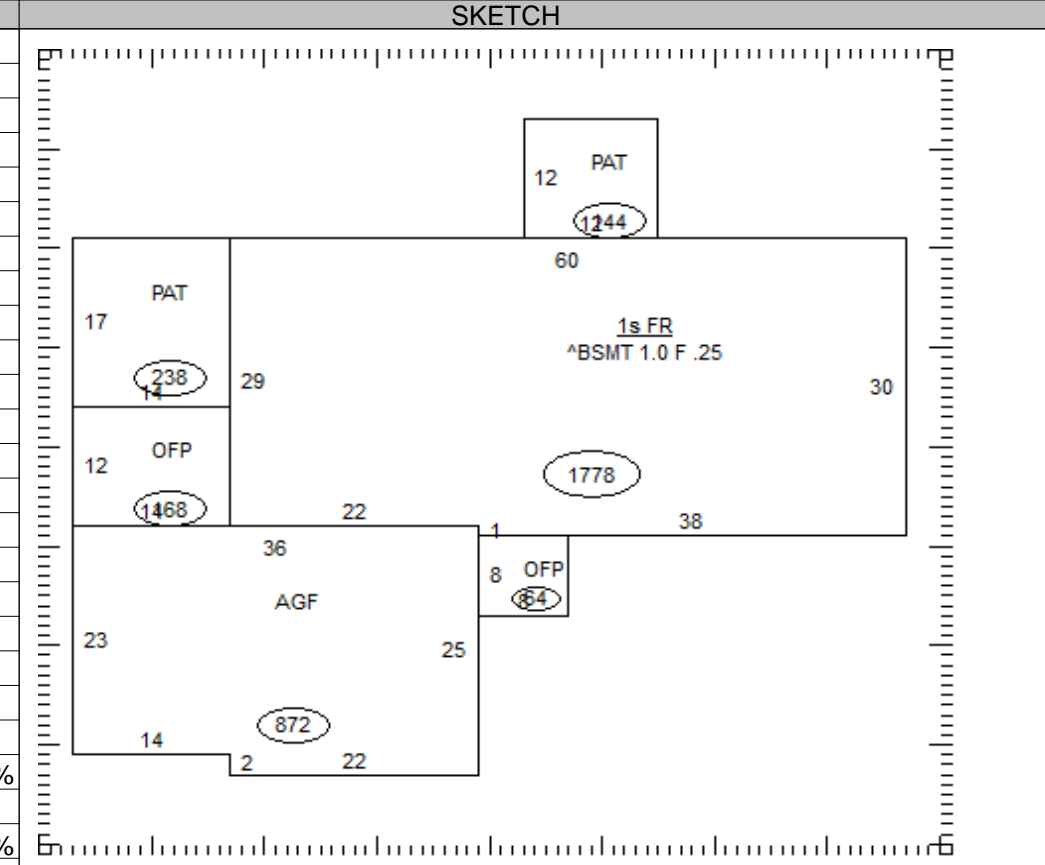
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2272 WAYNE ST
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<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 checked="" type="checkbox"/> STANDARD	<input checked="" 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
TOTAL						58,100	0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE								
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD												
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO												
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL												
<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 type="checkbox"/> BRICK												
<input type="checkbox"/>	<input type="checkbox"/> STONE												
ROOFING	ROOF TYPE												
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE												
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP												
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL												
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD												
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT												
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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>												
CARPET	<input 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 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"/>												
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>												
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
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"/>												
CTRL HEAT	<input 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"/>												
ELECTRIC	<input 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"/>												
FLR/WALL	<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"/>												
GEO THERMAL	<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"/>												
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>												
PLUMBING	BASE <input type="checkbox"/>												
X FULL BATH													
X HALF BATH													
X FIXTURES													
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					%								
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													



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TOTAL 0

COMMENTS