

46-026956.2016

WAGNER STUART R & KATE L

WAGNER STUART R & KATE L

2320 E WAYNE ST

CELINA, OH 45822

Created in 2017 From 46-026956.2000 due to Split

LEGAL INFORMATION

EAGLEBROOKE ESTATES

SECTION VI PHASE II

LOT#: 194

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WAGNER STUART R & KATE L	2320 E WAYNE ST	CELINA	OH	45822	05/03/2021	320,000	WDC : 340	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HEUKER JOSHUA L & TORI K	2320 WAYNE ST	CELINA	OH	45822	08/07/2017	32,910	WDC : 517	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	07/14/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: 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"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	2320 WAYNE ST, CELINA COMMENT TY2022:Net Gen=\$3,680.22, Other Assessment=\$0.00 DE19 NOH; ADD DWLG DE22 FIELD RVW; ADJ GR FROM C+ TO B- DE22 PER DATA MAILER CORR PLUMB FXTR		
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

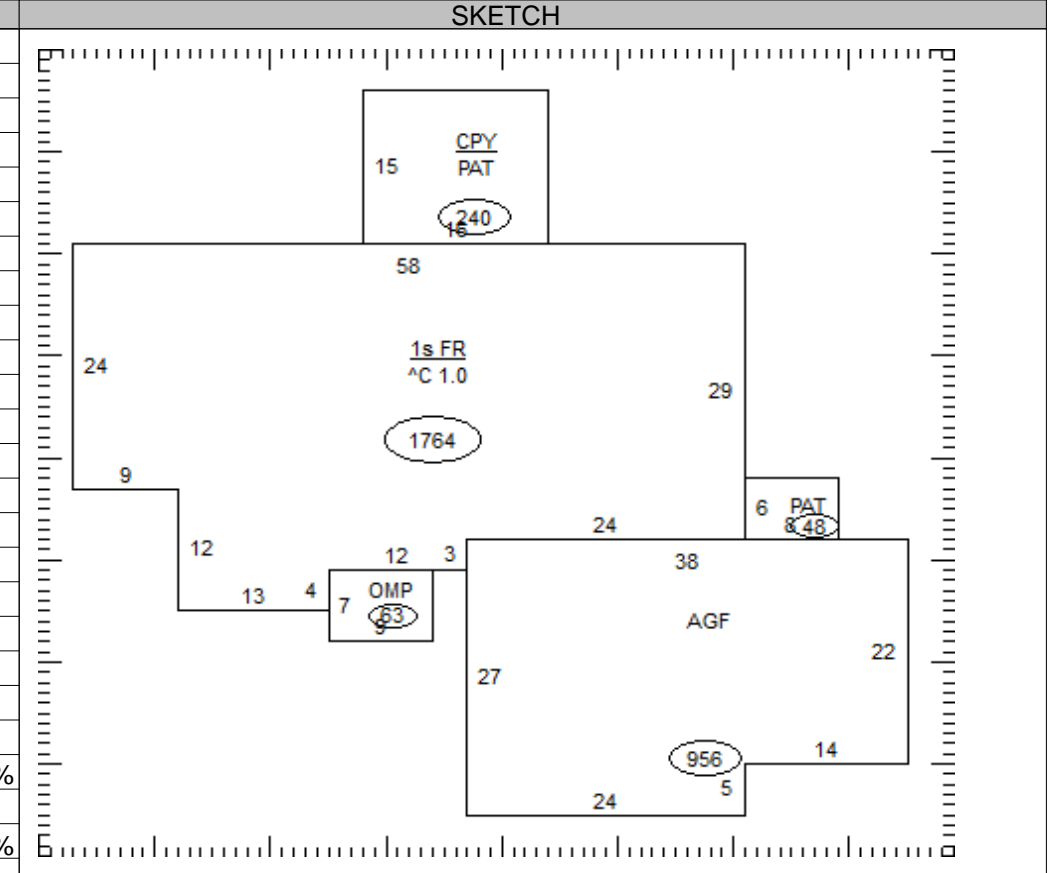
VALUATION SUMMARY

VALUE YEAR	2023	2022	2022	2020	2019	2019	2017	2017
REASON FOR CHANGE	RAPP	MISC	MISC	RAPP	RCLS	NC	RAPP	MISC
APPRAISED	58,100	47,200	47,200	47,200	44,900	44,900	33,700	33,700
VALUE	IMPR	243,400	187,900	186,600	176,700	162,200	0	0
	TOTAL	301,500	235,100	233,800	223,900	207,100	33,700	33,700
ASSESSED	LAND	20,340	16,520	16,520	16,520	15,720	11,800	11,800
VALUE	IMPR	85,190	65,770	65,310	61,850	56,770	0	0
	TOTAL	105,530	82,290	81,830	78,370	72,490	11,800	11,800

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1764	FR	218,750
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<input checked="" 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 checked="" type="checkbox"/> STONE					

ROOFING		ROOF TYPE					
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input checked="" 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					

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		7							
BEDROOMS		3							
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 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		1							
X HALF BATH		1							
X FIXTURES		1							



SUBTOTAL							218,750											
MULTI-FAMILY #	0						0											
BUILDING TYPE	100%						0											
BSMT FINISH	0 S.F.						0											
FIREPLACE #	0						0											
HEATING	0 S.F.						0											
AIR COND	1,764 S.F.						2,910											
PLUMBING #	6						7,260											
GARAGES & CARPORTS							23,600											
EXTRA FEATURES							4,200											
SUBTOTAL							256,720											
GRADE FACTOR							115 %											
UNADJUSTED VALUE							295,230											
FACTOR							100 %											
OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL				
DWELLING	1	SK	1,764	B-		2018			G	295,230	3	286,370		243,400				
1																		
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		

46-026956.2016 TOTAL 243,400

COMMENTS

Dwelling has an Economic Factor of 85%

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2320 E WAYNE ST
CELINA, OH 45822

LEGAL INFORMATION
EAGLEBROOKE ESTATES
SECTION VI PHASE II
LOT#: 194

Created in 2017 From 46-026956.2000 due to Split

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	WHITE TREE INVESTMENTS	6781 HELLWARTH RD	CELINA	OH	45822	05/16/2017	0	WDC : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: 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"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	2320 WAYNE ST, CELINA COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL							58,100 0

VALUATION SUMMARY

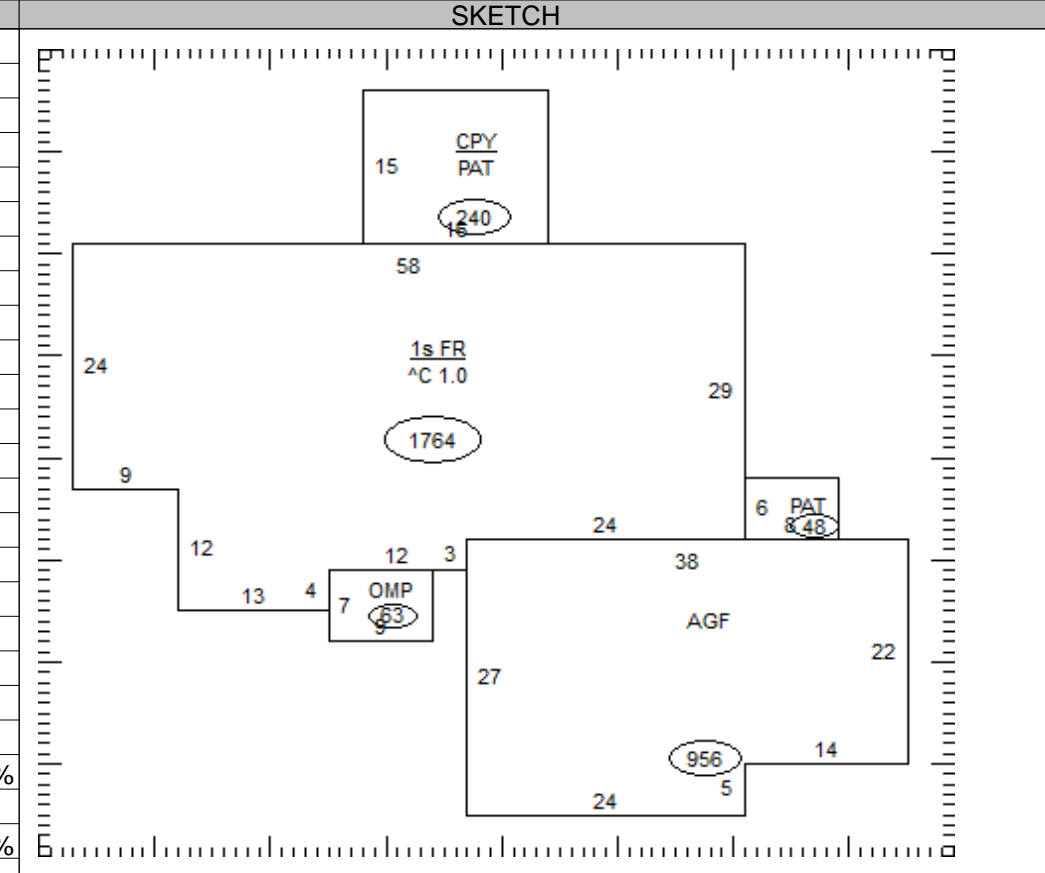
VALUE YEAR	2017	2017					
REASON FOR CHANGE	MISC	MISC					
APPRaised	LAND	33,700	44,900				
VALUE	IMPR	0	0				
	TOTAL	33,700	44,900				
ASSESSED	LAND	11,800	15,720				
VALUE	IMPR	0	0				
	TOTAL	11,800	15,720				

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													

46-026956.2016

TOTAL 0

COMMENTS