46-026956.2144

WAYNE TWP-CELINA CORP / CELINA SD

06-28-376-014

Property Class: 510

Neighborhood 46502730-04 -

Map:
Block:
Card:
Bk: Pg:

POOR ROBERT L & SHARON A

POOR ROBERT L & SHARON A
2311 EAGLEBROOKE CIR
CELINA, OH 45822
Created in 2017 From 46-026956.2000 due to Split

LEGAL INFORMATION

EAGLEBROOKE ESTATES
SECTION V PHASE II
LOT#: 144

QUALIFIED CREDITS:
HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POOR ROBERT L & SHARON A	2311 EAGLEBROOKE CIR	CELINA	OH	45822	11/14/2019	279,900	WDC : 782	☐	■
2	SUDHOFF RUSSELL	1012 ROBERT	COLDWATER	OH	45828	03/22/2019	47,900	WDC : 183	☐	■
3	INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	08/03/2017	0	WDC : 0	☐	☐

X: ■ TTO LISTER: HK DATE: 04/13/2020 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

2311 EAGLEBROOKE CIR

COMMENT

TY2022:Net Gen=$3,609.56, Other Assessment=$0.00
DE20 ADD NEW DWLG; TTO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F133 D175	ST505 DP108 ADJ545		72,500 0
			TOTAL	72,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2020	2018	2017	2017		
REASON FOR CHANGE		RAPP	NC	NC	MISC	RAPP	MISC		
APPRAISED VALUE	LAND	72,500	58,800	56,000	29,400	0	0		
	IMPR	241,900	196,800	178,900	0	0	0		
	TOTAL	314,400	255,600	234,900	29,400	0	0		
ASSESSED VALUE	LAND	25,380	20,580	19,600	10,290	0	0		
	IMPR	84,670	68,880	62,620	0	0	0		
	TOTAL	110,050	89,460	82,220	10,290	0	0		

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		7			
BEDROOMS		3			
FIREPLACES					

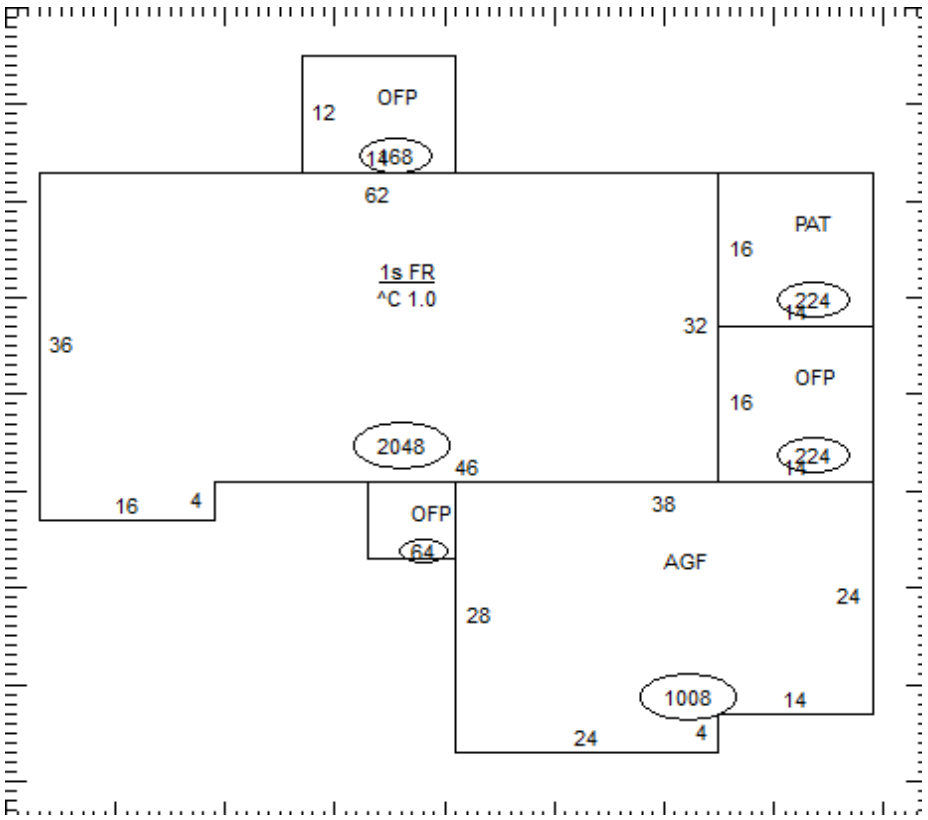
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2048	FR	239,270

SUBTOTAL			239,270
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,048	S.F.	3,380
PLUMBING #	3		3,630
GARAGES & CARPORTS			24,900
EXTRA FEATURES			8,200
SUBTOTAL			279,380
GRADE FACTOR			105 %
UNADJUSTED VALUE			293,350
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,048	C+		2019		G	293,350	3	284,550		241,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	241,900

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COMMENTS

Dwelling has an Economic Factor of 85%