

WAYNE TWP-CELINA CORP / CELINA SD

06-28-376-023

46-026956.2153

LEGAL INFORMATION
EAGLEBROOKE ESTATES
SECTION V PHASE II
LOT#: 153

LIVINGSTON MACY L
LIVINGSTON MACY L
2228 EAGLEBROOKE CIRCLE
CELINA, OH 45822

Created in 2017 From 46-026956.2000 due to Split

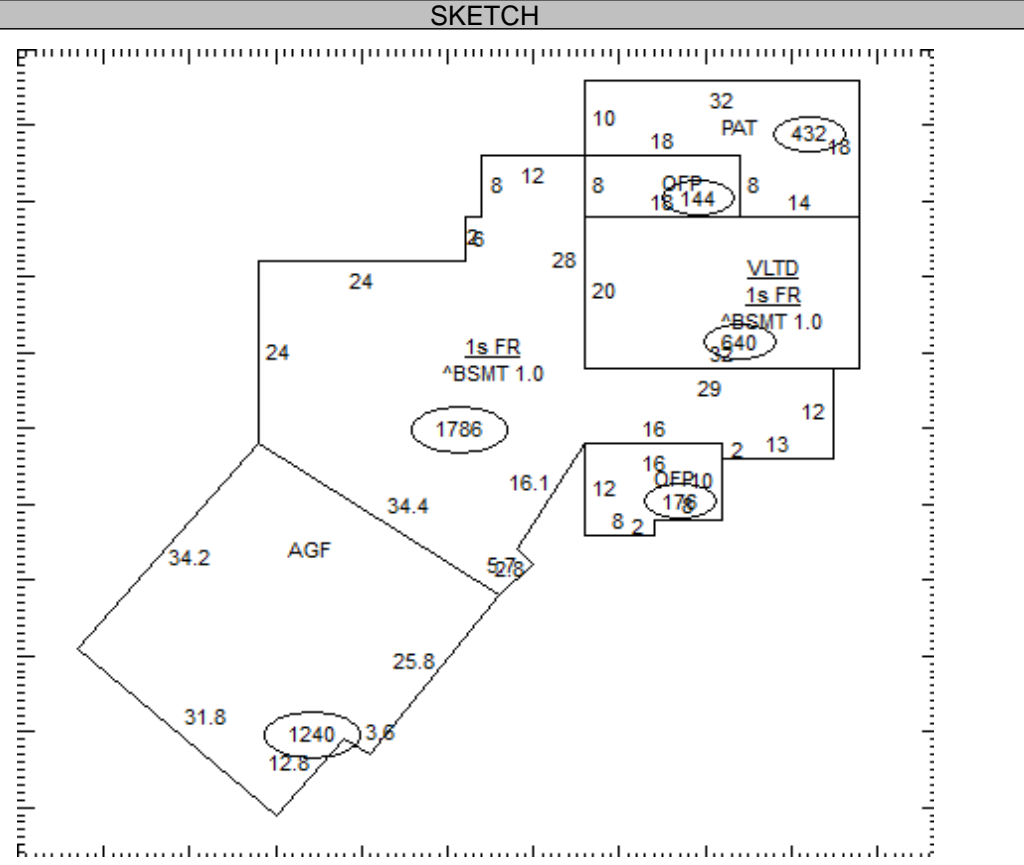
OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 LIVINGSTON MACY L	2228 EAGLEBROOKE	CELINA	OH	45822	02/14/2019	47,900	WDC : 88	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	08/03/2017	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 07/03/2023 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	2228 EAGLEBROOKE CIR COMMENT TY2022:Net Gen=\$2,445.46, Other Assessment=\$0.00 DE20 RMV DEV DISCOUNT DE22 TT CONTRCTR; ADD DWLG (\$522,000) @ 70% INC DE23 NOH; DWLG COMPL//ADJ SKETCH, ADD PATIO		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F141 D201	ST505	DP113	ADJ571		80,500	0	
					TOTAL	80,500	0	

VALUATION SUMMARY								
VALUE YEAR	2023	2022	2022	2020	2020	2018	2017	2017
REASON FOR CHANGE	NC	RCLS	NC	RAPP	MISC	MISC	RAPP	MISC
APPRAISED	LAND	80,500	65,300	65,300	49,000	46,700	32,700	0
VALUE	IMPR	371,700	90,900	90,900	0	0	0	0
	TOTAL	452,200	156,200	156,200	49,000	46,700	32,700	0
ASSESSED	LAND	28,180	22,860	22,860	17,150	16,350	11,450	0
VALUE	IMPR	130,100	31,820	31,820	0	0	0	0
	TOTAL	158,280	54,680	54,680	17,150	16,350	11,450	0

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2426	FR	265,840
<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 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					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS		6					
BEDROOMS		3					
FIREPLACES		1					
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					
BSMT		2426					34,690
SUBTOTAL						300,530	
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		2,426 S.F.				4,000	
PLUMBING #		6				7,260	
GARAGES & CARPORTS						30,600	
EXTRA FEATURES						21,300	
SUBTOTAL						368,090	
GRADE FACTOR						120 %	
UNADJUSTED VALUE						441,710	
FACTOR						100 %	



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,426	B		2021		G	441,710	1	437,290		371,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

46-026956.2153

TOTAL 371,700

COMMENTS

Dwelling has an Economic Factor of 85%