

WAYNE TWP-CELINA CORP / CELINA SD

06-28-376-030

46-026956.2173

LEGAL INFORMATION
EAGLEBROOKE CIRCLE
SECTION II
LOT#: 173

PAX BRENDA
PAX BRENDA
2316 EAGLEBROOKE CIR
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 PAX BRENDA	2316 EAGLEBROOKE CIR	CELINA	OH	45822	10/13/2020	360,000	WDC : 753	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 BRUNS CONSTRUCTION	6781 HELLWARTH RD	CELINA	OH	45822	09/12/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	08/15/2017	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 05/04/2021 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"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2316 EAGLEBROOKE CIR	
<input type="checkbox"/> DIRT	<input type="checkbox"/> SIDEWALKS	<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"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$4,146.24, Other	
		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00	
		<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE20 ADD NEW DWLG; NOH	
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F98 D175	ST505	DP108	ADJ545			53,400	0
					TOTAL		53,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2020	2020	2018	2017	2017
REASON FOR CHANGE	RAPP	NC	NC	NC	NC	MISC	RAPP	MISC
APPRAISED	53,400	43,400	43,400	41,300	41,300	21,700	0	0
VALUE	IMPR	270,100	215,700	151,000	137,280	0	0	0
	TOTAL	323,500	259,100	194,400	178,580	21,700	0	0
ASSESSED	LAND	18,690	15,190	15,190	14,460	14,460	7,600	0
VALUE	IMPR	94,540	75,500	52,850	48,050	50,330	0	0
	TOTAL	113,230	90,690	68,040	62,510	64,790	7,600	0

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1762	FR	218,510

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	1762		25,200
SUBTOTAL			243,710

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,762 S.F.	2,910
PLUMBING #	5	6,050
GARAGES & CARPORTS		23,700
EXTRA FEATURES		5,600
SUBTOTAL		281,970

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

GRADE FACTOR		115 %
UNADJUSTED VALUE		324,270
FACTOR		100 %

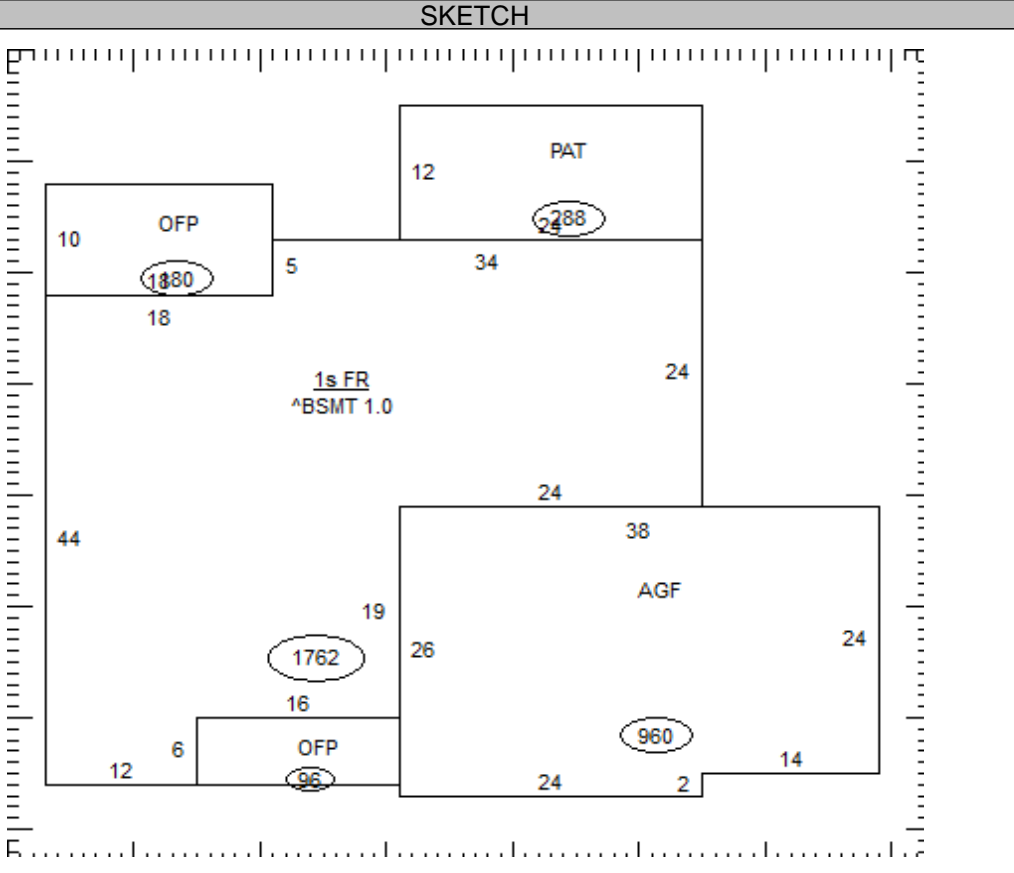
ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 3
 FIREPLACES

SUBTOTAL		281,970
GRADE FACTOR		115 %
UNADJUSTED VALUE		324,270
FACTOR		100 %

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,762	B-		2019		G	324,270	2	317,780		270,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



46-026956.2173

TOTAL 270,100

COMMENTS

Dwelling has an Economic Factor of 85%