

46-026956.2176

BRATCHER STEVEN S JR & ANGELA

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2310 EAGLEBROOKE CIR

CELINA, OH 45822

Created in 2017 From 46-026956.2000 due to Split

LEGAL INFORMATION

EAGLEBROOKE CIRCLE

SECTION II

LOT#: 176

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 BRATCHER STEVEN S JR &	2310 EAGLEBROOKE CIR	CELINA	OH	45822	11/17/2021	399,900	WDC : 968	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 BRUNS CONSTRUCTION	6781 HELLWARTH RD	CELINA	OH	45822	04/26/2021	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: 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	2310 EAGLEBROOKE CIR COMMENT TY2022:Net Gen=\$4,254.46, Other Assessment=\$0.00 DE22 TTO;NEW DWLG (\$325,000) COMPL

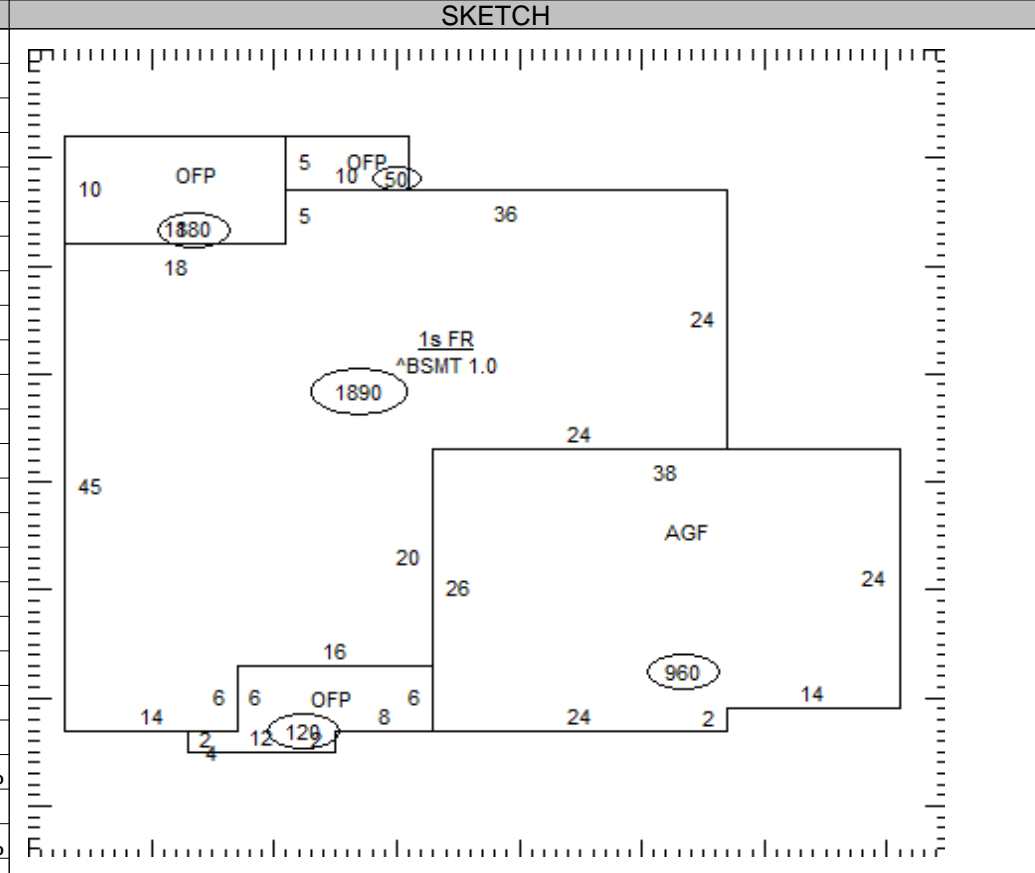
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F103 D175	ST505	DP108	ADJ545		56,100		0
TOTAL						56,100		0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2022	2020	2018	2017	2017
REASON FOR CHANGE	RAPP	RCLS	NC	RAPP	MISC	RAPP	MISC
APPRaised	56,100	45,600	45,600	23,900	22,800	0	0
VALUE	IMPR	284,400	226,200	226,200	0	0	0
	TOTAL	340,500	271,800	271,800	23,900	22,800	0
ASSESSED	LAND	19,640	15,960	15,960	8,370	7,980	0
VALUE	IMPR	99,540	79,170	79,170	0	0	0
	TOTAL	119,180	95,130	95,130	8,370	7,980	0

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

FLOOR	AREA	CONST	VALUE
1	1890	FR	228,410



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1890		27,030
SUBTOTAL			255,440
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,890 S.F.		3,120
PLUMBING #	5		6,050
GARAGES & CARPORTS			23,700
EXTRA FEATURES			5,600
SUBTOTAL			293,910
GRADE FACTOR			115 %
UNADJUSTED VALUE			338,000
FACTOR			100 %

FLOORS B 1 2 3 U

CONCRETE

WOOD

TILE/COMPO

CARPET

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"/>
PANELING	<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"/>

ACCOMMODATIONS

OF ROOMS 8

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"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>
GEOHERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING BASE

X FULL BATH 1

X HALF BATH 1

X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,890	B-		2021		G	338,000	1	334,620		284,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,890	B-		2021		G	338,000	1	334,620		284,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

TOTAL 284,400

COMMENTS
 Dwelling has an Economic Factor of 85%