

46-026956.4195

DONER CURTIS & RUTSHCILLING TANNAR

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2328 E WAYNE ST

CELINA, OH 45822

Created in 2018 From 46-026956.4000 due to Split

LEGAL INFORMATION

EAGLEBROOKE ESTATES

SEC VI PHASE III

LOT# 195

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DONER CURTIS &	2328 E WAYNE ST	CELINA	OH	45822	09/21/2020	299,900	WDC : 679	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FORTKAMP CHAD L &	6201 CLOVER FOUR RD	CELINA	OH	45822	03/19/2020	30,000	WDC : 165	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	INVESTACORR INC	6781 HELLWARTH RD	CELINA	OH	45822	06/30/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: HK	DATE: 07/03/2023	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2328 E WAYNE ST COMMENT TY2022:Net Gen=\$3,957.42, Other Assessment=\$0.00 DE21 TTO; ADD DWLG DE22 COR BSMNT FN AREA; PER MAILER DE23 NOH; ADD POOL
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F99 D225	ST505	DP115	ADJ581			57,500	0
TOTAL							57,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2021	2021	2020	2018		
REASON FOR CHANGE	NC	MISC	RCLS	NC	RAPP	MISC		
APPRAISED VALUE	LAND 57,500	46,700	46,700	46,700	35,000	33,400		
	IMPR 254,200	200,600	213,600	213,600	0	0		
	TOTAL 311,700	247,300	260,300	260,300	35,000	33,400		
ASSESSED VALUE	LAND 20,130	16,350	16,350	16,350	12,250	11,690		
	IMPR 88,970	70,210	74,760	74,760	0	0		
	TOTAL 109,100	86,560	91,110	91,110	12,250	11,690		

<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 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"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

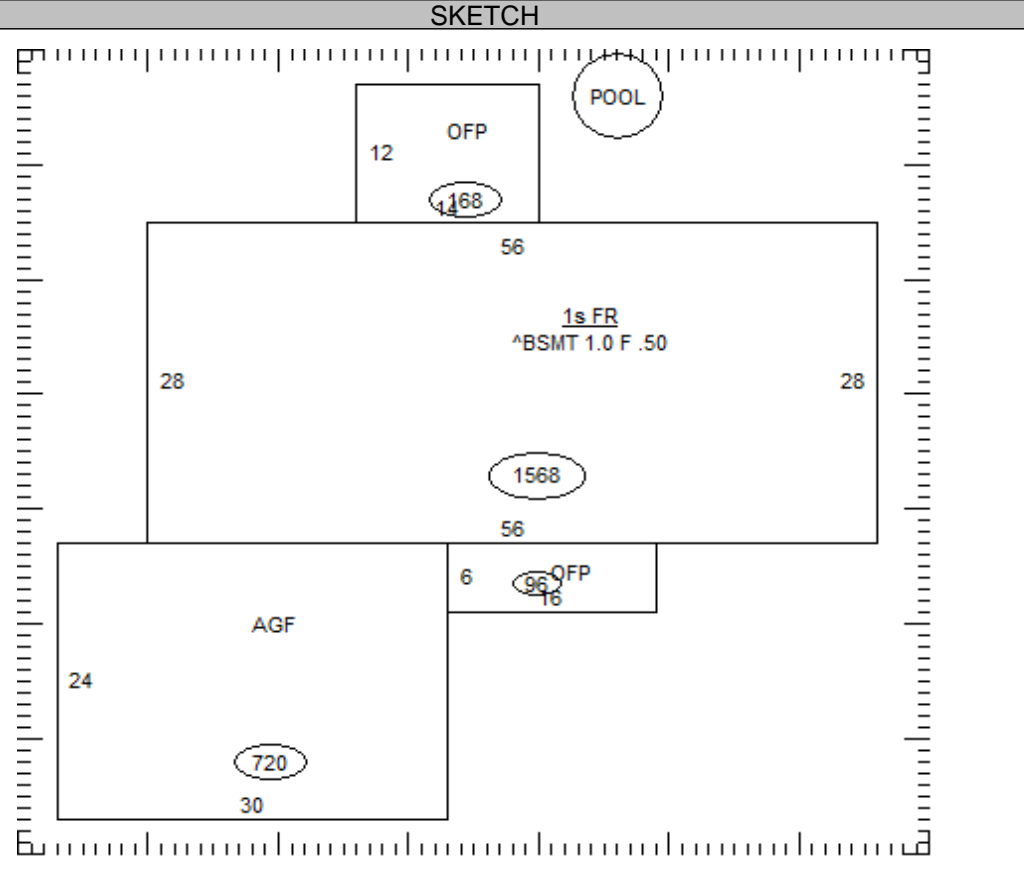
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS	1	4			
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 checked="" 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"/>
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 checked="" type="checkbox"/>	<input checked="" 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		

FLOOR	AREA	CONST	VALUE
1	1568	FR	206,210
BSMT	1568		22,420
SUBTOTAL			228,630
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	784 S.F.		11,210
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,352 S.F.		3,880
PLUMBING #	5		6,050
GARAGES & CARPORTS			17,800
EXTRA FEATURES			4,200
SUBTOTAL			271,770
GRADE FACTOR			105 %
UNADJUSTED VALUE			285,360
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,568	C+		2020		G	285,360	2	279,650		237,700
1 Pool - Inground		15x30	450	C	37.50	2022		A	16,880	2	16,540		16,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 254,200

COMMENTS

Dwelling has an Economic Factor of 85%