09-075000.0000

FRANKLIN TWP / CELINA SD

09-22-280-005

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095CL50-CL50		
M	03 A	
B		
C	99	

LUMPKIN MICHAEL T
LUMPKIN MICHAEL T
PO BOX 639
PIQUA, OH 45356

LEGAL INFORMATION
BAYVIEW 3RD ADDITION

LOT#: 48

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LUMPKIN MICHAEL T	PO BOX 639	PIQUA	OH	45356	07/08/2015	150,000	WDC : 446	☐	■
2	BERELSMAN DAVID W &	238 ACADIA TER	CELEBRATION	FL	34747	06/17/2005	269,000	WDC : A : 0	☐	☐
3	SCHWIETERMAN GARY L &	5310 BAYVIEW RD	CELINA	OH	45822	12/21/2000	0	: X : 0	☐	☐

X: | LISTER: DA | DATE: 05/17/2005 | 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
5310 BAYVIEW RD, CELINA

COMMENT
TY2016:Net Gen=$2,689.36, Other Assessment=$0.00
CHANNEL LOT
DE17 DESKTOP REVIEW//CORR GARG

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F77 D182	ST500 DP109 ADJ545		42,000 0
			TOTAL	42,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	42,000	42,000	42,000	42,000				
	IMPR	124,200	138,900	130,700	130,700				
	TOTAL	166,200	180,900	172,700	172,700				
ASSESSED VALUE	LAND	14,700	14,700	14,700	14,700				
	IMPR	43,470	48,620	45,750	45,750				
	TOTAL	58,170	63,320	60,450	60,450				

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	■ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	■ 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	☐	☐	☐	☐	☐

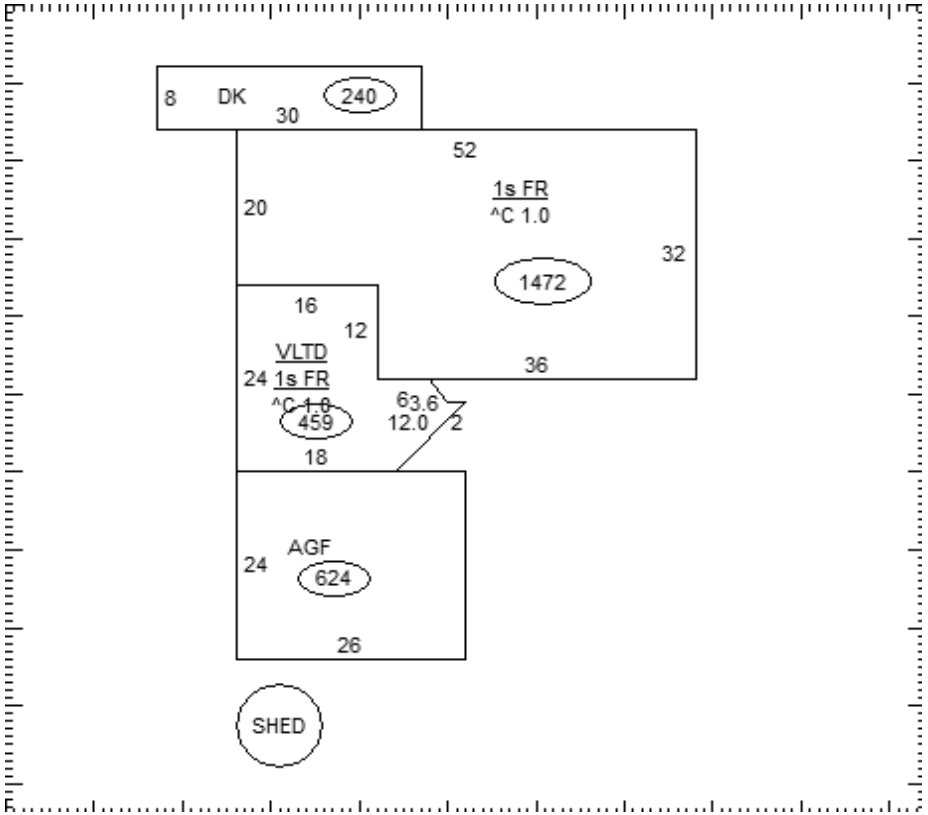
ACCOMMODATIONS					
# OF ROOMS		6			
BEDROOMS		2			
FIREPLACES		1			

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	1931	FR	135,900
SUBTOTAL			135,900
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,931 S.F.		2,900
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,300
EXTRA FEATURES			8,500
SUBTOTAL			164,900
GRADE FACTOR			105 %
UNADJUSTED VALUE			173,150
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,931	C+		1964	2000	A	173,150	28	124,670		122,200
1 Shed	18	0x0	300	B	8.40	2002		A	2,520	21	1,990		2,000
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-075000.0000

TOTAL 124,200

COMMENTS

"SHED" IS APPROX. 300 SQ. FEET, 2+s FR/SLAB CLUBHOUSE/LIGHTHOUSE; REAL PROPERTY
Dwelling has an Economic Factor of 98%