09-035700.0410

FRANKLIN TWP / CELINA SD

09-20-178-027

1 OF 1

PROP. CLASS 5 1 0

NEIGHBORHOOD 095CL80-CL80

M

B

C

FAVORITE THOMAS R ETAL
FAVORITE THOMAS R ETAL
208 E LAR LN
CRESCENT CITY, FL 32112

LEGAL INFORMATION
TREASURE COVE
PLATTED 6/99
LOT#: 6

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FAVORITE THOMAS R ETAL	208 E LAR LN	CRESCENT CITY	FL	32112	08/27/2010	0	QCE : X : 0	☐	☐
2	FAVORITE THOMAS R &	3555 N WASHINGTON RD	COVINGTON	OH	45318	08/26/2004	42,500	WDC : A : 0	☐	■
3	KLOSTERMAN DEVELOPMENT	5038 LAKE VISTA LN	CELINA	OH	45822	06/08/1999	0	: X : 0	☐	☐

X: ☐ TTO LISTER: cg DATE: 07/21/2006 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
6693 COLDWATER BEACH RD,

COMMENT
TY2017:Net Gen=$2,328.30, Other Assessment=$0.00
DE17 DESKTOP REVIEW//CORR MSMTS; WAY OFF

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F121 D91	ST450 DP77 ADJ347		42,000 0
			TOTAL	42,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2017	2014	2011			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	42,000	52,600	52,600	52,600	46,600			
	IMPR	105,400	103,700	103,000	85,900	91,400			
	TOTAL	147,400	156,300	155,600	138,500	138,000			
ASSESSED VALUE	LAND	14,700	18,410	18,410	18,410	16,310			
	IMPR	36,890	36,300	36,050	30,070	31,990			
	TOTAL	51,590	54,710	54,460	48,480	48,300			

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		4			
BEDROOMS		3			
FIREPLACES					

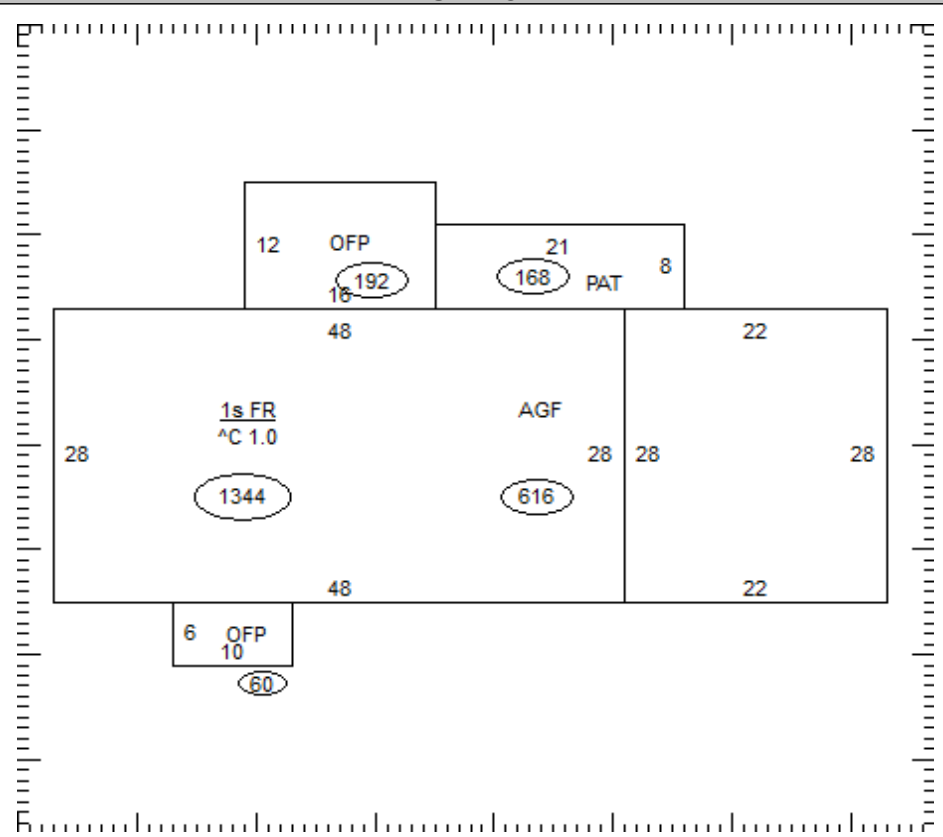
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1344	FR	109,040

SUBTOTAL			109,040
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,344	S.F.	2,020
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,200
EXTRA FEATURES			4,200
SUBTOTAL			128,760
GRADE FACTOR			100 %
UNADJUSTED VALUE			128,760
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,344	C		2004		A	128,760	12	113,310		105,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 105,400

COMMENTS

Dwelling has an Economic Factor of 93%