

09-035700.0412

BAKAN DAVID J
 BAKAN DAVID J
 6690 TREASURE LN
 CELINA, OH 45822

LEGAL INFORMATION
 TREASURE COVE
 PLATTED 6/99
 LOT#: 8

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAKAN DAVID J	6690 TREASURE LN	CELINA	OH	45822	10/26/2017	149,000	WDC : 735	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MEYER MICHAEL G &	5090 HECKATHORN RD	BROOKVILLE	OH	45309	08/19/2004	47,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KLOSTERMAN DEVELOPMENT	5038 LAKE VISTA LN	CELINA	OH	45822	06/08/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 08/18/2009 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"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6690 TREASURE LN, COMMENT TY2018:Net Gen=\$2,221.70, Other Assessment=\$0.00 DE09 CORR BATHRM & FP/ PER DATA MAILER		
<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 checked="" 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	F80 D135	ST450	DP95	ADJ428			34,200	0
TOTAL							34,200	0

VALUATION SUMMARY

VALUE YEAR	2017	2014	2011	2009				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u>	34,200	42,900	38,000	38,000			
	<u>IMPR</u>	110,300	107,800	114,700	110,400			
	<u>TOTAL</u>	144,500	150,700	152,700	148,400			
ASSESSED VALUE	<u>LAND</u>	11,970	15,020	13,300	13,300			
	<u>IMPR</u>	38,610	37,730	40,150	38,640			
	<u>TOTAL</u>	50,580	52,750	53,450	51,940			

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SINGL FMLY	<input type="checkbox"/> WOOD
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

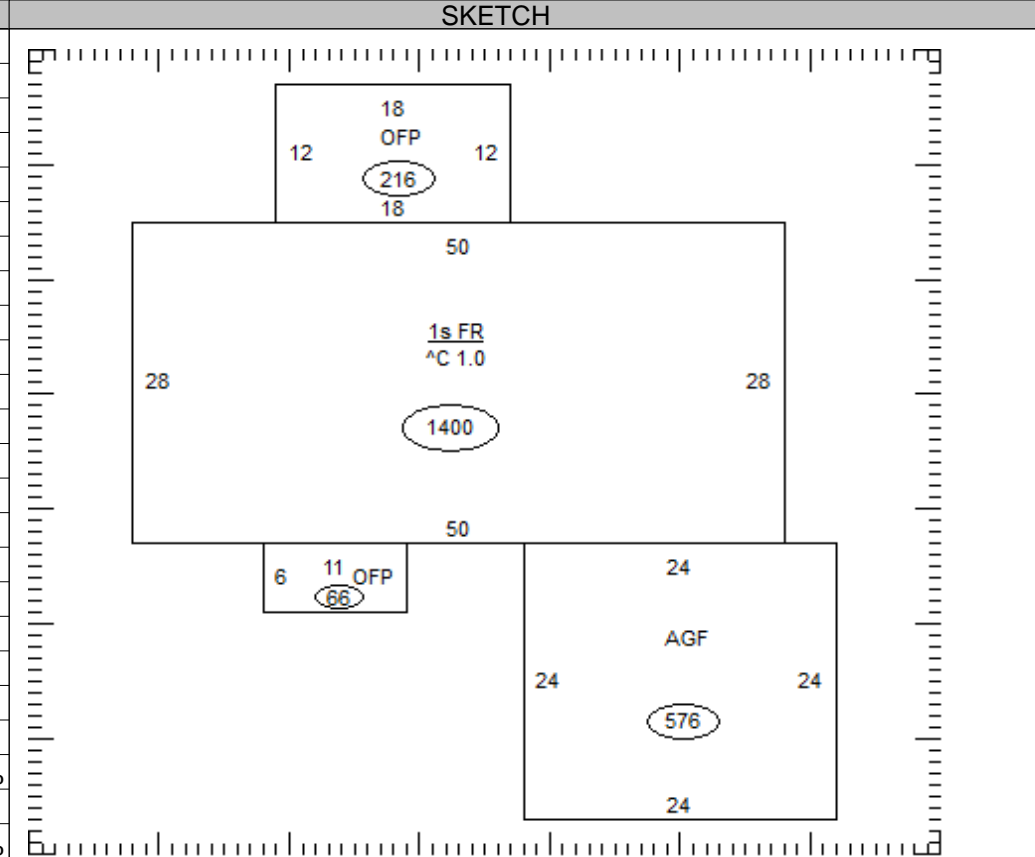
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES		1			

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"/>
GEOTHERMAL	<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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1400	FR	110,120
SUBTOTAL			110,120
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,400 S.F.		2,100
PLUMBING #	3		3,300
GARAGES & CARPORTS			9,500
EXTRA FEATURES			4,200
SUBTOTAL			133,220
GRADE FACTOR			100 %
UNADJUSTED VALUE			133,220
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,400	C		2004		G	133,220	11	118,570		110,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 110,300

COMMENTS

34 LF - 8' Brick Trim
 Dwelling has an Economic Factor of 93%