09-044700.0000

MILLER JOY L
MILLER JOY L
5358 SHORE DR
CELINA, OH 45822

FRANKLIN TWP / CELINA SD

09-20-177-002

LEGAL INFORMATION
TURTLENECK POINT
FORMER COLDWATER
BEACH J LOT 14 & 14A RTS: 003-06-20 LOT#: 14

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
095CL80-CL80	
M	05 D
B	
C	31

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MILLER JOY L	5358 SHORE DR	CELINA	OH	45822	11/08/2017	85,000	WDC : 763	☐	■
2	WHETSTONE RICHARD A &	145 S DIXIE DR	VANDALIA	OH	45377	08/28/1995	70,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/15/2005 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
5358 NORTHSHORE DR,

COMMENT
TY2018:Net Gen=$1,362.10, Other Assessment=$0.00
CHANNEL LOT
DE17 DESKTOP REVIEW//RMV RFX/PAT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D75	ST450 DP71 ADJ320		19,200 0
F:Front	F10 D35	ST450 DP48 ADJ216		2,200 0
			TOTAL	21,400 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2017	2014	2011			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	21,400	26,800	26,800	26,800	23,700			
	IMPR	67,200	61,500	61,600	61,700	65,700			
	TOTAL	88,600	88,300	88,400	88,500	89,400			
ASSESSED VALUE	LAND	7,490	9,380	9,380	9,380	8,300			
	IMPR	23,520	21,530	21,560	21,600	23,000			
	TOTAL	31,010	30,910	30,940	30,980	31,300			

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		2			
FIREPLACES		1			

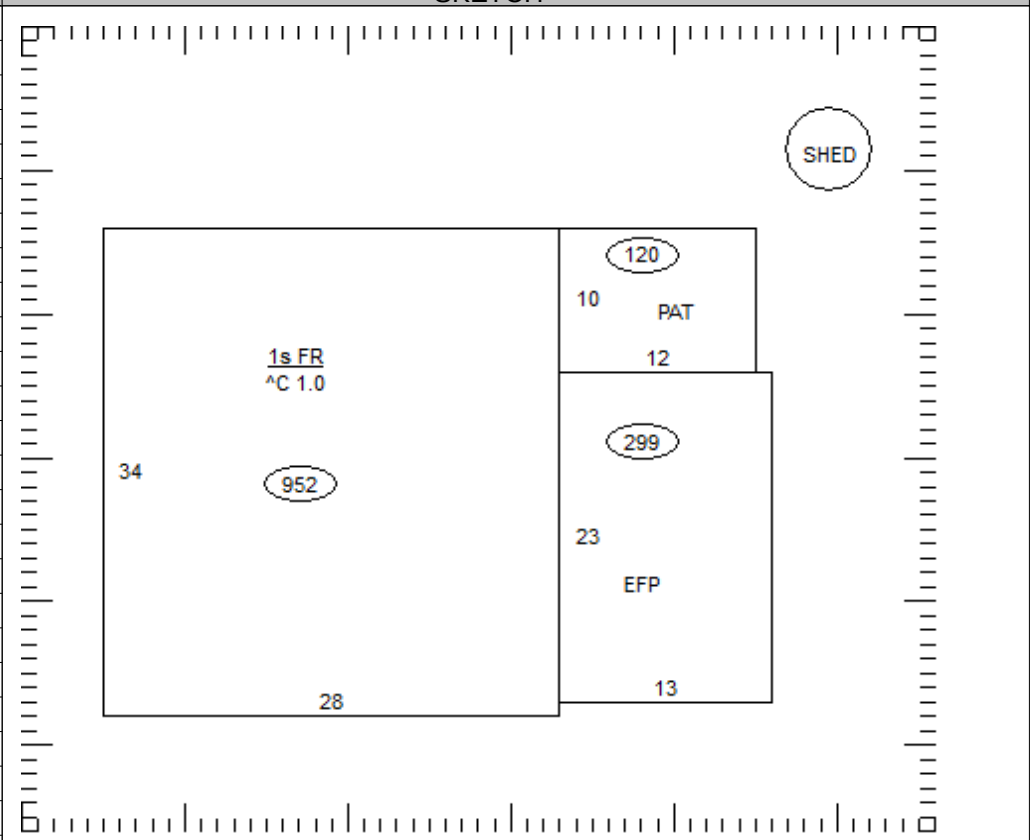
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	952	FR	92,000

SUBTOTAL			92,000
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	952	S.F.	1,430
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			8,200
SUBTOTAL			105,630
GRADE FACTOR			95 %
UNADJUSTED VALUE			100,350
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	952	C-		1979	1980	A	100,350	28	72,250		67,200
1 Shed	PP	8x10	80	C		1990		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		67,200

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COMMENTS

Dwelling has an Economic Factor of 93%