26-129000.0000

JEFFERSON TWP / CELINA SD

09-02-104-021

Property Class: 510

Neighborhood 265LA50-LA50

Map: 07
Block: 02
Card: 47

Bk: Pg:

LAKEHOUSE LIFESTYLES LLC
LAKEHOUSE LIFESTYLES LLC
510 E BOUNDARY ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION
NORTHWOOD SECTION #3
ALSO LOT 14 & PT LOT 12
RTS: 003-06-02 LOT#: 13

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LAKEHOUSE LIFESTYLES LLC	510 E BOUNDARY ST	FORT RECOVERY	OH	45846	03/05/2021	465,000	2:WDC : 161	☐	■
2	BUSH DERREN A & JENNIFER	8334 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46240	07/20/2018	415,000	2:WDC : 530	☐	■
3	MCGOHAN P SCOTT & LORI L	165 MEADOWBROOK DR	SPRINGBORO	OH	45066	04/05/2007	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 12/10/2010 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

6872 STEARNS LN,

COMMENT

TY2020:Net Gen=$2,510.62, Other Assessment=$0.00
DE17 RMV BOATHOUSE/DSKTOP REV
DE11 CORR OFP/PAT RMV BW
DE21 COR PLMG FXTRS, BSMNT FIN
TriDwell=113 TriOB=113 TriLand=113

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F103 D111	ST350 DP85 ADJ298		34,700 0
			TOTAL	34,700 0

VALUATION SUMMARY

VALUE YEAR		2021	2020	2017	2017	2014	2011	2011	
REASON FOR CHANGE		MISC	RAPP	RAPP	MISC	RAPP	RAPP	NC	
APPRAISED VALUE	LAND	34,700	34,700	30,700	34,700	34,700	32,400	30,700	
	IMPR	164,600	147,100	128,800	124,200	127,600	119,200	120,100	
	TOTAL	199,300	181,800	159,500	158,900	162,300	151,600	150,800	
ASSESSED VALUE	LAND	12,150	12,150	10,750	12,150	12,150	11,340	10,750	
	IMPR	57,610	51,490	45,080	43,470	44,660	41,720	42,040	
	TOTAL	69,760	63,640	55,830	55,620	56,810	53,060	52,790	

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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	■	☐	☐	☐	☐

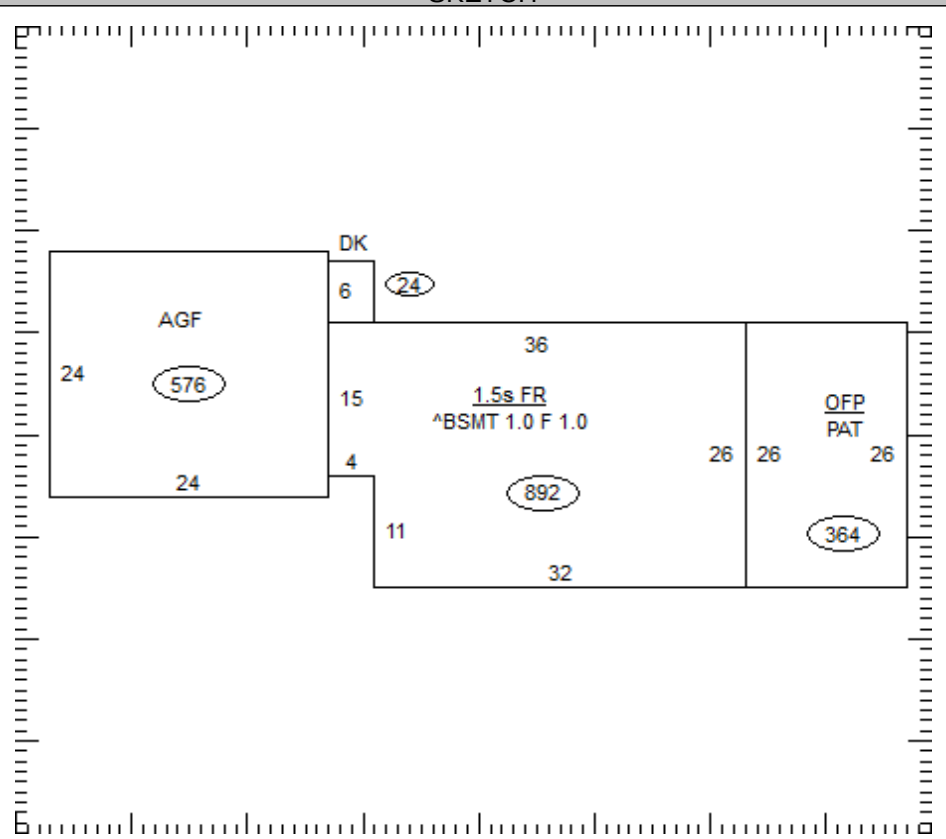
ACCOMMODATIONS					
# OF ROOMS	3	4	2		
BEDROOMS	1	1	2		
FIREPLACES		1	1		

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		1		
X HALF BATH					
X FIXTURES	1		1		

FLOOR	AREA	CONST	VALUE
1	892	FR	91,880
.5	446	FR	30,160
BSMT	892		11,600
SUBTOTAL			133,640
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	892	S.F.	11,600
FIREPLACE #	2		8,000
HEATING	0	S.F.	0
AIR COND	2,230	S.F.	3,350
PLUMBING #	8		8,800
GARAGES & CARPORTS			9,500
EXTRA FEATURES			6,500
SUBTOTAL			181,390
GRADE FACTOR			110 %
UNADJUSTED VALUE			225,470
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,338	C+		2001		A	225,470	18	184,890		164,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		164,600

26-129000.0000

COMMENTS

WETBAR IN BSMNT, UPPER MSTR BDRM W/GAS FP
Dwelling has an Economic Factor of 89%

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1	MCGOHAN P SCOTT & LORI L	165 MEADOWBROOK	SPRINGBORO	OH	45066	08/22/2001	305,900	: A-M : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
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☐ 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
6872 STEARNS LN,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		34,700	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
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☐ 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	☐	☐	☐	☐	☐

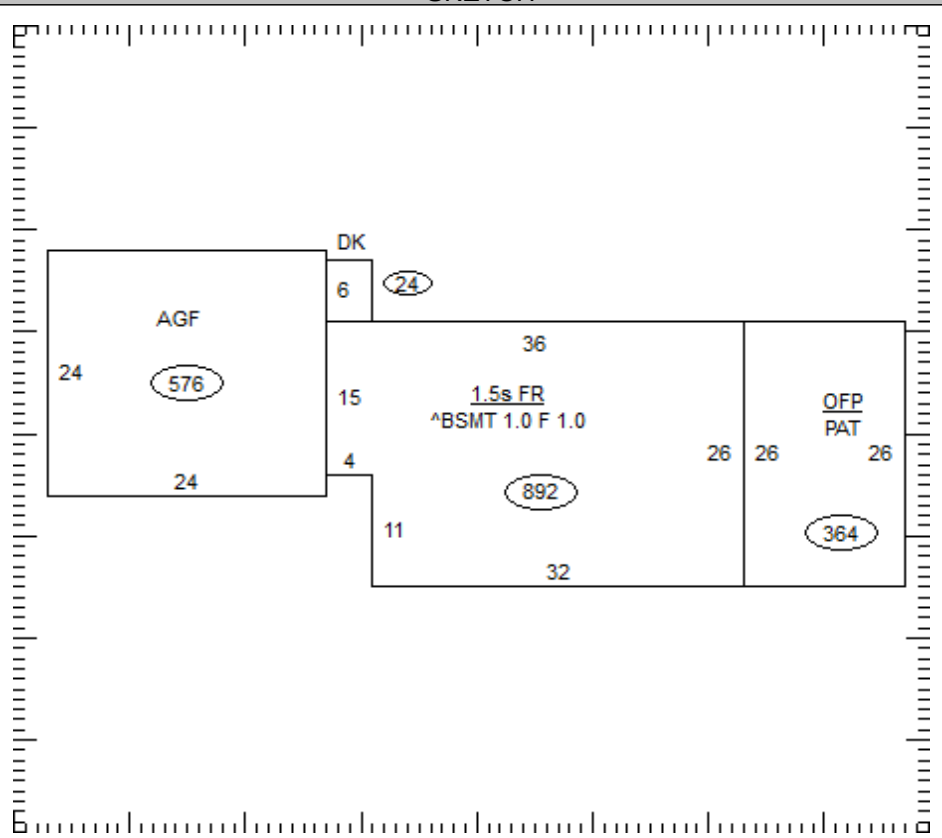
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-129000.0000

TOTAL 0

COMMENTS

WETBAR IN BSMNT, UPPER MSTR BDRM W/GAS FP