26-270400.0000

JEFFERSON TWP / CELINA SD

09-05-476-028

Property Class: 560

Neighborhood 265LA50-LA50

Map: 09
Block: 06
Card: 61

Bk: Pg:

WENDELN FREDERICK J & SANDERS STACY A

WENDELN FREDERICK J & SANDERS STACY A
565 E MARKET ST
CELINA, OH 45822

LEGAL INFORMATION

HIGHLAND PARK

RTS: 003-06-05 LOT#: 172

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENDELN FREDERICK J &	565 E MARKET ST	CELINA	OH	45822	06/22/2021	270,000	6:WDC : 484	☐	■
2	PRENGER LAKESHORE LLC	15194 E SHELBY RD	MINSTER	OH	45865	03/07/2019	0	7:QCE : X : 0	☐	☐
3	PRENGER JOHN	15194 E SHELBY RD	MINSTER	OH	45865	09/16/2009	167,000	WDC : A-M : 525	☐	■

X: ☐ TTO LISTER: DF DATE: 06/20/2005 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

3050 SHORE DR,

COMMENT

MMH Parcel:26-700021.M000
TY2020:Net Gen=$200.42, Other Assessment=$0.00
TriDwell=113 TriOB=113 TriLand=113

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F45 D100	ST350 DP81 ADJ284		14,500 0
			TOTAL	14,500 0

VALUATION SUMMARY

VALUE YEAR		2020	2018	2017	2014	2011			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND	14,500	12,800	12,800	13,500	13,500			
	IMPR	0	0	1,600	2,300	2,300			
	TOTAL	14,500	12,800	14,400	15,800	15,800			
ASSESSED VALUE	LAND	5,080	4,480	4,480	4,730	4,730			
	IMPR	0	0	560	810	810			
	TOTAL	5,080	4,480	5,040	5,540	5,540			

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					
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 MH Real	NV*	0x0		D				A		95			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

26-270400.0000

* Value Override Item

TOTAL 0

COMMENTS

MH #54-0946 '71 MONARCH 14 X 65 PATRICIA CONNER

26-270400.0000

JEFFERSON TWP / CELINA SD

09-05-476-028

Property Class: 560

Neighborhood 265LA50-LA50

Map: 09
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LEGAL INFORMATION

HIGHLAND PARK

RTS: 003-06-05 LOT#: 172

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MGB FAMILY LLC	1404 MUIRFIELD CT	DAYTON	OH	45459	09/16/2009	0	QCE : X : 0	☐	☐
2	HAWORTH MARY C/O MGB FAMILY LLC	1404 MUIRFIELD CT	CENTERVILLE	OH	45459	05/31/2000	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DF DATE: 06/20/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

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☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

3050 SHORE DR,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		14,500	0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
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☐ 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					

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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											
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2													
3													
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5													
6													
7													
8													
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26-270400.0000

TOTAL 0

COMMENTS

MH #54-0946 '71 MONARCH 14 X 65 PATRICIA CONNER