



02-009100.0000

BUTLER TWP / CELINA SD

08-24-277-004

Page 1 of 1
Property Class: 510
Neighborhood 000205-RS50
Map: 11
Block:
Card: 28
Bk: Pg:

WEST SHORE RESERVE II LTD
 WEST SHORE RESERVE II LTD
 6781 HELLWARTH RD
 CELINA, OH 45822

LEGAL INFORMATION
 OLIGER ALLOTMENT

 RTS: 002-06-24 LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WEST SHORE RESERVE II LTD	6781 HELLWARTH RD	CELINA	OH	45822	01/06/2022	0	3:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	WEST SHORE RESERVE LTD	126 S LEBLOND ST	CELINA	OH	45822	08/03/2021	140,000	4:WDC : 635	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	CONNER JAMES S & JOY C	5334 US RT 127	CELINA	OH	45822	09/26/2000	61,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 05/05/2020 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5334 US RT 127, CELINA COMMENT TY2022:Net Gen=\$2,513.58, Other Assessment=\$0.00 DE09 NO CHANGE DE20 TTO ADD GAR AND ADDTN

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site <1 @ 24560*0.65	AC:0.37	15960				16,000 0
Total Acres: .3700					TOTAL	16,000 0

VALUATION SUMMARY						
VALUE YEAR	2023	2020	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP	MISC	
APPRaised	16,000	11,300	10,700	10,700	9,800	
VALUE						
	<u>LAND</u>					
	<u>IMPR</u>					
	<u>TOTAL</u>					
ASSESSed	5,600	3,960	3,750	3,750	3,430	
VALUE						
	<u>LAND</u>					
	<u>IMPR</u>					
	<u>TOTAL</u>					

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	2166	FR	246,010

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			246,010
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,166 S.F.		3,570
PLUMBING #	2		2,420
GARAGES & CARPORTS			14,200
EXTRA FEATURES			2,300
SUBTOTAL			268,500
GRADE FACTOR			100 %
UNADJUSTED VALUE			268,500
FACTOR			100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

SUBTOTAL			246,010
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,166 S.F.		3,570
PLUMBING #	2		2,420
GARAGES & CARPORTS			14,200
EXTRA FEATURES			2,300
SUBTOTAL			268,500
GRADE FACTOR			100 %
UNADJUSTED VALUE			268,500
FACTOR			100 %

INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

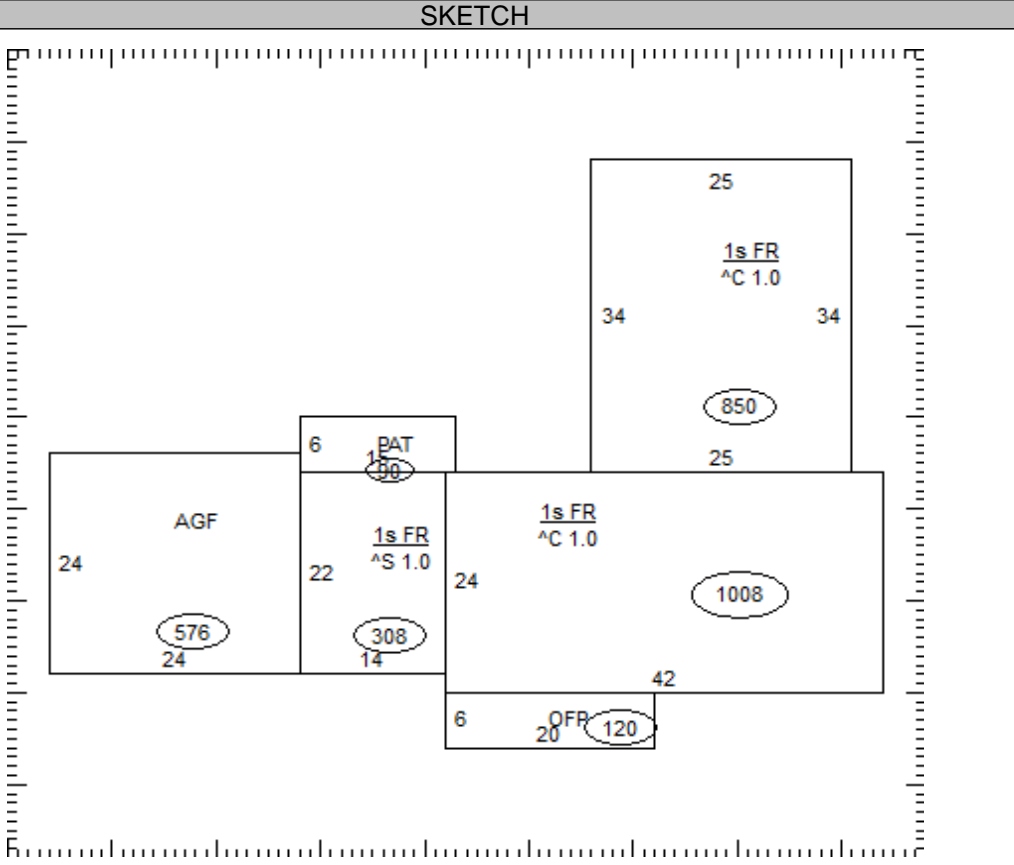
SUBTOTAL			268,500
GRADE FACTOR			100 %
UNADJUSTED VALUE			268,500
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 9
 BEDROOMS 6
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,166	C		1949	2019	A	268,500	24	204,060		214,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

SUBTOTAL			268,500
GRADE FACTOR			100 %
UNADJUSTED VALUE			268,500
FACTOR			100 %



PLUMBING BASE
 X FULL BATH
 X HALF BATH 1
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,166	C		1949	2019	A	268,500	24	204,060		214,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 214,300

COMMENTS
 Dwelling has an Economic Factor of 105%