09-007200.0000

FRANKLIN TWP / CELINA SD

09-19-402-031

Property Class: 500

Neighborhood 095LA50-LA50

Map: 03
Block: 04
Card: 63

Bk: Pg:

LAKESHORE ZEB'S LLC
LAKESHORE ZEB'S LLC
5134 IT'S IT RD
CELINA, OH 45822

LEGAL INFORMATION
SOLLERS FIRST ADD
IN LOT 4
RTS: 003-06-19

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LAKESHORE ZEB'S LLC	5134 IT'S IT RD	CELINA	OH	45822	02/15/2023	175,000	2:WDC : 74	☐	■
2	SPENCER STEVEN J	5134 IT'S IT RD APT/SUITE	CELINA	OH	45822	12/26/2014	20,000	2:WDC : 364	☐	■
3	HELMAN WILLIAM D &	410 FLORAL ACRES DR	TIPP CITY	OH	45371	09/06/1990	45,371	: A : 0	☐	■

X: ☐ TTO LISTER: JK DATE: 02/21/2017 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
332 LAKE SHORE DR

COMMENT
TY2022:Net Gen=$232.06, Other Assessment=$0.00
DE18 NOH, RMV GAR/GAR ON PARCEL 09-007300.0000

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F40 D113	ST440 DP86 ADJ378		15,100 0
			TOTAL	15,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2019					
REASON FOR CHANGE		RAPP	RAPP	MISC					
APPRAISED VALUE	LAND	15,100	13,800	12,700					
	IMPR	0	0	0					
	TOTAL	15,100	13,800	12,700					
ASSESSED VALUE	LAND	5,290	4,830	4,450					
	IMPR	0	0	0					
	TOTAL	5,290	4,830	4,450					

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					

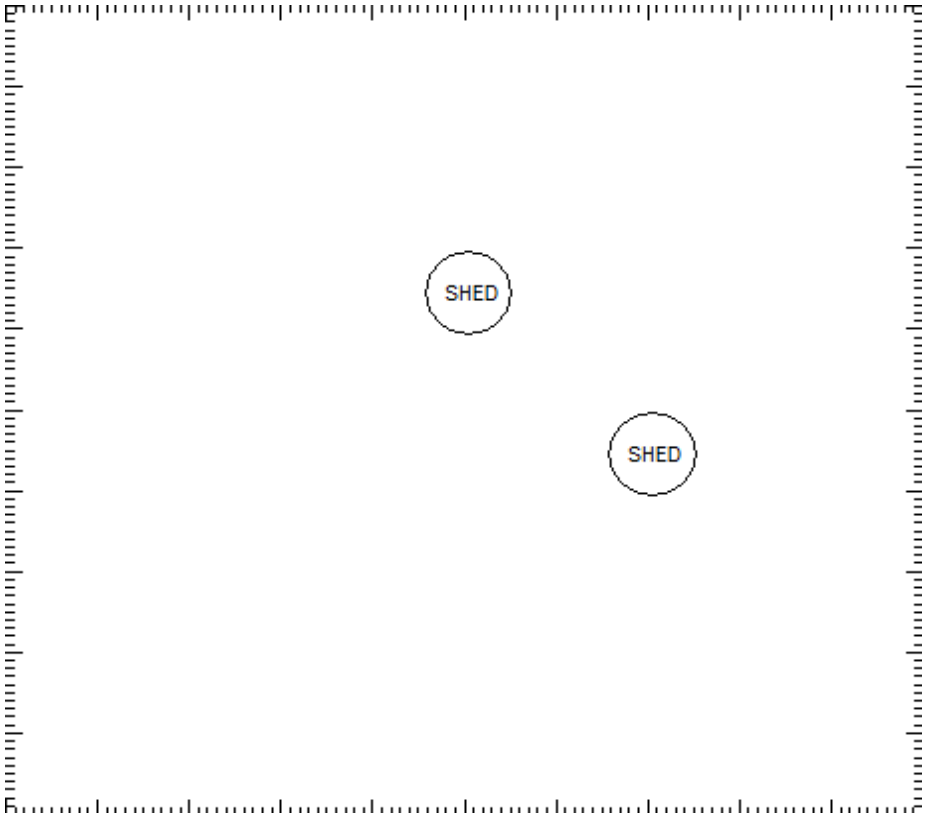
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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 Shed		6x8	48	C		2014		A		13			0
2 Shed		10x12	120	C		2012		A		17			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

09-007200.0000

COMMENTS

OUTBUILDING ONLY