

FRANKLIN TWP / CELINA SD

09-19-402-032

09-007300.0000

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

LEGAL INFORMATION
SOLLERS FIRST ADD
IN LOT 5
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SPENCER STEVEN J	5134 IT'S IT RD APT/SUITE	CELINA	OH	45822	12/26/2014	20,000	2:WDC : 364	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HELMAN WILLIAM D &	410 FLORAL ACRES DR	TIPP CITY	OH	45371	09/06/1990	46,500	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

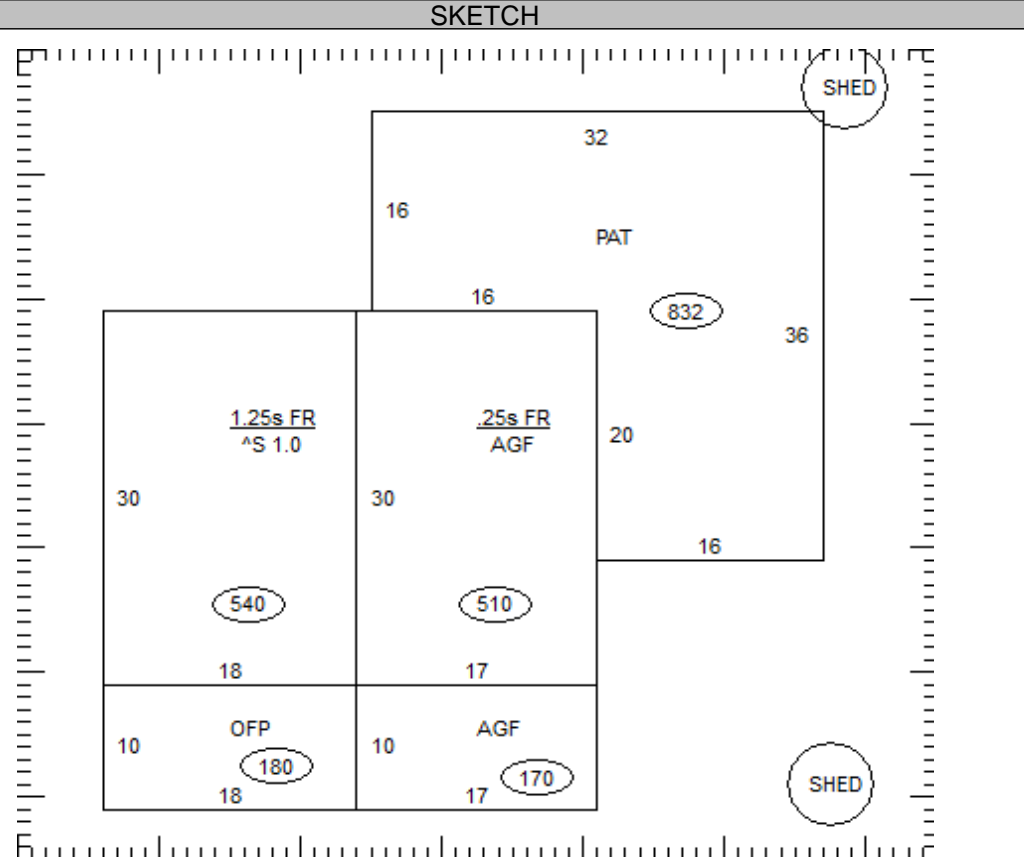
X: TTO LISTER: TK DATE: 07/03/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	322 LAKE SHORE DR			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$938.34, Other			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE23 NOH; DWLG COMPL , UPDATE SK			
LAND COMPUTATIONS						DE22 GAR ADDTN & OFP < 30% COMPL			
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	DE20 NO CHNG
F:Front	F48 D102	ST440	DP82	ADJ361		17,300	0		DE19 NO NEW DWLG; OLD FDN ONLY
									DE18 RMV DLWG, ADD NEW GAR W/ LIV QTRS
									DE17 NOH, RMV CPY, GAR 50% COMPL
									GARAGE ALSO SITS ON 09-007200.0000
TOTAL						17,300	0		

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2018	2017			
REASON FOR CHANGE	NC	NC	RAPP	NC	NC			
APPRAISED VALUE	<u>LAND</u> 17,300	15,800	15,800	14,500	14,500			
	<u>IMPR</u> 120,200	40,000	36,200	31,400	30,600			
	<u>TOTAL</u> 137,500	55,800	52,000	45,900	45,100			
ASSESSED VALUE	<u>LAND</u> 6,060	5,530	5,530	5,080	5,080			
	<u>IMPR</u> 42,070	14,000	12,670	10,990	10,710			
	<u>TOTAL</u> 48,130	19,530	18,200	16,070	15,790			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	540	FR	96,990						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	.25	262	FR	43,010						
BUILDING TYPE		<input checked="" type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/>			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE										
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP										
<input checked="" type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL										
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD										
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT										
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS			3										
BEDROOMS			1										
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE		<input checked="" type="checkbox"/>									
X FULL BATH													
X HALF BATH													
X FIXTURES													
SUBTOTAL							140,000						
MULTI-FAMILY #	0						0						
BUILDING TYPE	100%						0						
BSMT FINISH	0 S.F.						0						
FIREPLACE #	0						0						
HEATING	0 S.F.						0						
AIR COND	262 S.F.						430						
PLUMBING #	0						0						
GARAGES & CARPORTS							16,800						
EXTRA FEATURES							6,300						
SUBTOTAL							163,530						
GRADE FACTOR							85 %						
UNADJUSTED VALUE							139,000						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	802	D+		2016		A	139,000	9	126,490		120,200
1 Shed		8x8	64	C						100			0
2 Shed		10x10	100							100			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL	120,200	



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COMMENTS

Dwelling has an Economic Factor of 95%