

Property Address: 5038 LAKE VISTA LN

DTE Code: 480



\*09-024950.0000\*

FRANKLIN TWP  
CELINA SD  
09-20-251-024

**LEGAL INFORMATION**

LAKEVISTA SUBD

Acres:1.0250

LOT#: 7

Neighborhood  
CRUR09

RTS: 003-06-20 LOT#: 7

**BAYVIEW SUN & SNOW MARINA LLC**  
BAYVIEW SUN & SNOW MARINA LLC  
5350 BAYVIEW RD  
CELINA, OH 45822

Map:  
Block:  
Card:  
Bk: Pg:

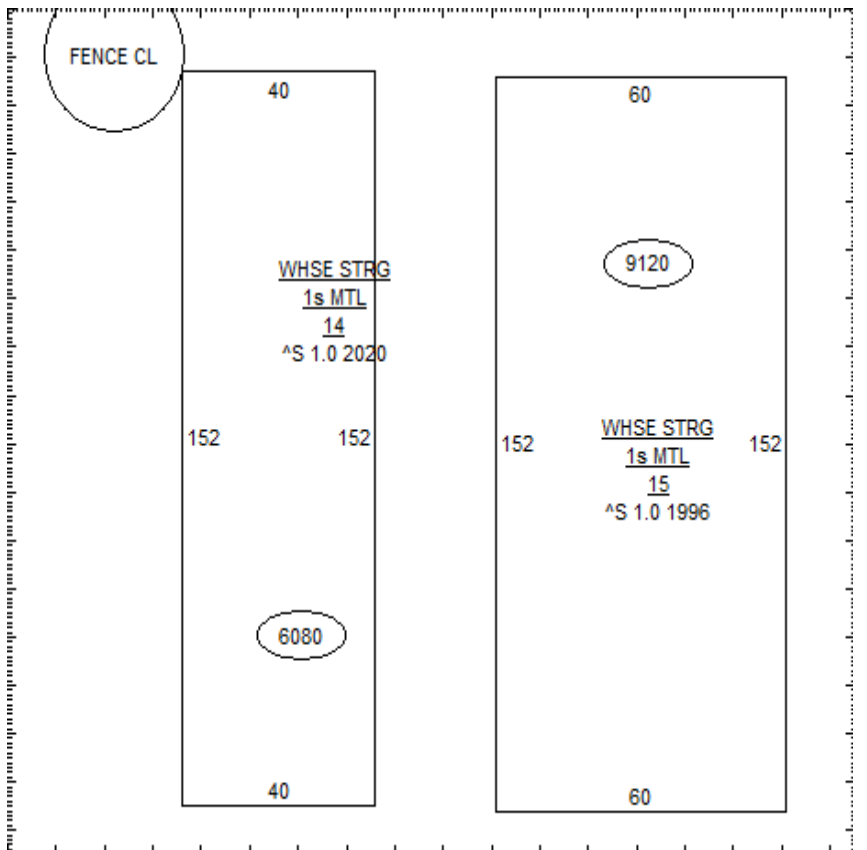
**COMMENT**

TY2022:Net Gen=\$4,176.18, Other Assessment=\$0.00  
DE17 DESKTOP RVW CHGS: ADJ PRICING, RECLASS  
DE23 RMV AC; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/07/23
12/22/2021	0		4:QCE : X : 0	480	<input type="checkbox"/>	Pricer:
07/08/2019	200,000		2:WDC : 468	480	<input checked="" type="checkbox"/>	Reviewer:
11/28/2016	0		2:QCE : X : 0	499	<input type="checkbox"/>	Final:
11/06/2006	175,000		WDC : A : 883	499	<input type="checkbox"/>	Call Back:
	0		: 0	499	<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2021	2020	2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP
ESTIMATED	15,380	13,330	13,330	13,330
MARKET VALUE	300,560	199,740	109,860	113,930
	<u>TOTAL</u>	315,940	213,070	123,190
ASSESSED	5,380	4,670	4,670	4,670
VALUE	105,200	69,910	38,450	39,880
	<u>TOTAL</u>	110,580	74,580	43,120

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1.025		15,000				15,380	0
Totals:	Total Acres 1.0250						15,380	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

<b>CLASS/QUALITY RANK</b>		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>	CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>				
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>	REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>			PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
<b>TOTAL AREA</b>	<b>PERIMETER</b>	0	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>					
<b># STORIES</b>	<b>STORY HT</b>	15																									
<b>AGE</b>	<b>SPRINKLER</b>																										

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH															
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<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"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>						WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>						MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>						<b>CEILING</b>	B	1	2	3	U	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>						ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>						PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>						SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>												<input type="checkbox"/>			

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	<b>PLUMBING</b>	A	<b>LIGHTING</b>	A	Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>
				2 FIXTURE BATH		STANDARD	<input type="checkbox"/>	SODIUM VAP	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>								
				3 FIXTURE BATH				MERCURY VAP	<input type="checkbox"/>										

YARD ITEMS	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	901.030:Fence: Chain link, metal o				1	156	156	2018		A	A	9.00	1,400	7	0	0	1,300

YARD ITEMS	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	480.002:Warehouse: Storage		15	152 X 60	1	9,120		1996		A	A	23.00	209,760	20	0	0	167,810
2	480.002:WHSE STRG	P	14	152 X 40	1	6,080		2020		A	A	23.00	139,840	6	0	0	131,450

AMENITY TOTAL																0	
																TOTAL IMPR	300,560

COMMENTS

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\*09-024950.0000\*

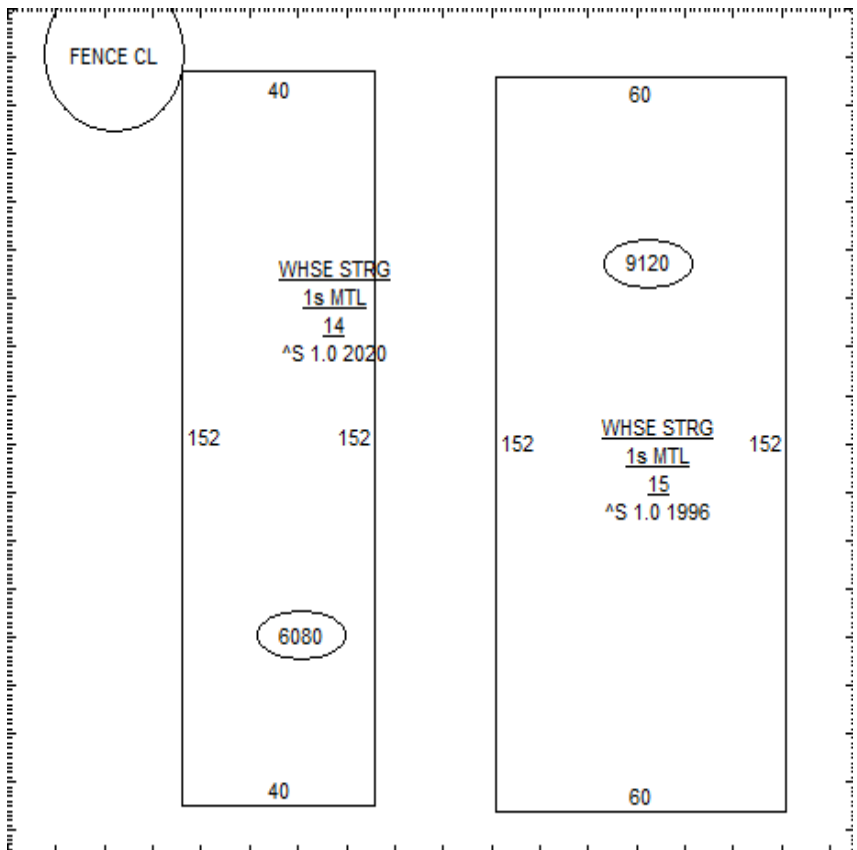
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LOT#: 7  
RTS: 003-06-20 LOT#: 7  
**BAYVIEW SUN & SNOW MARINA LLC**  
BAYVIEW SUN & SNOW MARINA LLC  
5350 BAYVIEW RD  
CELINA, OH 45822  
COMMENT

Acres:1.0250

Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/07/23
11/06/2006	175,000	WDC : A : 883	499	<input type="checkbox"/>	Pricer:	
	0	: 0	499	<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		MISC	
ESTIMATED MARKET VALUE	LAND IMPR	12,260	
	TOTAL	112,890	
		125,150	
ASSESSED VALUE	LAND IMPR	4,290	
	TOTAL	39,510	
		43,800	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 1.0250					15,380	0	15,380

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
A) FP STRUCT. STEEL FRAME		1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME		2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS		3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS		4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE		5. EXCEL	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME
<b>TOTAL AREA</b>	<b>PERIMETER</b>		ALUM/VYVL	METAL	LIGHTED	STEEL INS	BRICK	POLE
<b># STORIES</b>	<b>STORY HT</b>		CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
<b>AGE</b>	<b>SPRINKLER</b>		PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
			STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD
			INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	CONCRETE					MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	WOOD					WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T					MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET					<b>CEILINGS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL					PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT					SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD					STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					<b>LIGHTING</b>											
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES						FLUORESCENT					METAL HALIDE
			2 FIXTURE BATH					STANDARD						SODIUM VAP					STANDARD
<b>YARD ITEMS</b>			3 FIXTURE BATH											MERCURY VAP					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																			
																		TOTAL IMPR	300,560

<b>COMMENTS</b>																			