09-035700.0100

FRANKLIN TWP / CELINA SD

09-20-178-007

Property Class: 560
Neighborhood 095CL80-CL80
Map: 03
Block: 05
Card: 66
Bk: Pg:

WINDY POINT LLC
WINDY POINT LLC
5350 BAYVIEW RD
CELINA, OH 45822

LEGAL INFORMATION
PT SE NW

RTS: 003-06-20
Acres:0.9180 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WINDY POINT LLC	5350 BAYVIEW RD	CELINA	OH	45822	12/19/2019	200,000	2:WDC : 868	☐	■
2	BLACK HELEN M	5275 WINDY POINT RD	CELINA	OH	45822	03/14/2002	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: GS DATE: 01/19/2005 TIME: 01:45:16 PM ☐ 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
5275 WINDY POINT RD, CELINA

COMMENT
MMH Parcel:09-700181.M000
TY2022:Net Gen=$2,440.28, Other Assessment=$0.00
WINDY POINT MARINA
DE11 REMOVE OVERRIDE ON LAND
DE 06 clerical error on NH code
DE20 RMV OWNER OCCUPIED

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F236 D236	ST650 DP116 ADJ754		177,900 0
			TOTAL	177,900 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	177,900	136,800	123,200					
	IMPR	7,600	8,300	7,000					
	TOTAL	185,500	145,100	130,200					
ASSESSED VALUE	LAND	62,270	47,880	43,120					
	IMPR	2,660	2,910	2,450					
	TOTAL	64,930	50,790	45,570					

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					

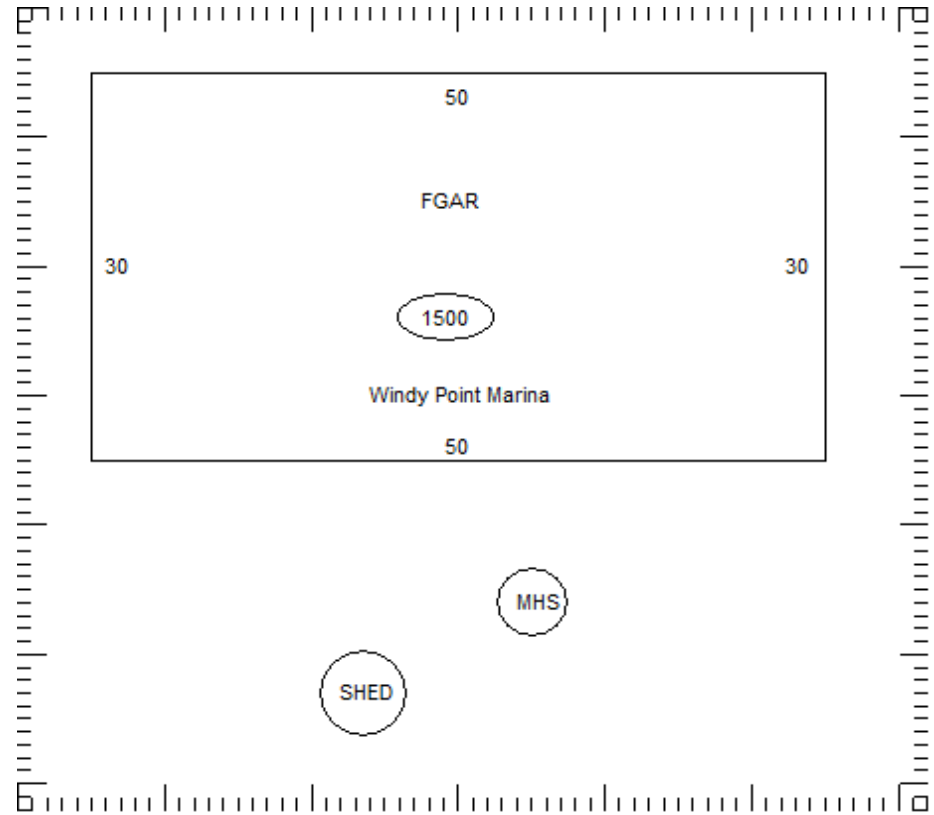
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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
MMH/RE Dwelling		SK											
1 MH Stamp		0x0		C						100			0
2 Shed		10x15	150	C		1960		F		90			0
3 Gar - Frame		30x50	1,500	C	33.59	1970		F	50,390	85	7,560		7,600
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	7,600

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COMMENTS

MH#54-0817 12 X 60 W. BLACK 1965 HSE OF ARCHITECTURE SHED IS INCLUDED IN THE PRICE OF MARINA.
>>OB Features: 1.3 <Air Conditioning> <Heating> <Shop/Garage Finish>