

FRANKLIN TWP / CELINA SD

09-20-178-029

Property Class: 510

Neighborhood
095CL80-CL80

Map:
Block:
Card:

Bk: Pg:

09-035700.0412

LEGAL INFORMATION

TREASURE COVE
PLATTED 6/99
LOT#: 8

**QUALIFIED CREDITS:
HOMESTEAD**

BAKAN DAVID J
BAKAN DAVID J
6690 TREASURE LN
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BAKAN DAVID J	6690 TREASURE LN	CELINA	OH	45822	10/26/2017	149,000	WDC : 735	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MEYER MICHAEL G &	5090 HECKATHORN RD	BROOKVILLE	OH	45309	08/19/2004	47,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KLOSTERMAN DEVELOPMENT	5038 LAKE VISTA LN	CELINA	OH	45822	06/08/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 08/18/2009 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	6690 TREASURE LN COMMENT TY2022:Net Gen=\$2,296.00, Other Assessment=\$0.00 DE09 CORR BATHRM & FP/ PER DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F80 D135	ST650	DP95	ADJ618			49,400	0
TOTAL							49,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 49,400	38,000	34,200				
	<u>IMPR</u> 177,600	126,600	110,300				
	<u>TOTAL</u> 227,000	164,600	144,500				
ASSESSED VALUE	<u>LAND</u> 17,290	13,300	11,970				
	<u>IMPR</u> 62,160	44,310	38,610				
	<u>TOTAL</u> 79,450	57,610	50,580				

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

FLOOR	AREA	CONST	VALUE
1	1400	FR	193,380

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

SUBTOTAL 193,380

MULTI-FAMILY # 0 0
 BUILDING TYPE 100% 0
 BSMT FINISH 0 S.F. 0
 FIREPLACE # 1 4,400
 HEATING 0 S.F. 0
 AIR COND 1,400 S.F. 2,310
 PLUMBING # 3 3,630

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

GARAGES & CARPORTS 14,200
 EXTRA FEATURES 4,600
SUBTOTAL 222,520
 GRADE FACTOR 100 %
UNADJUSTED VALUE 222,520
 FACTOR 100 %

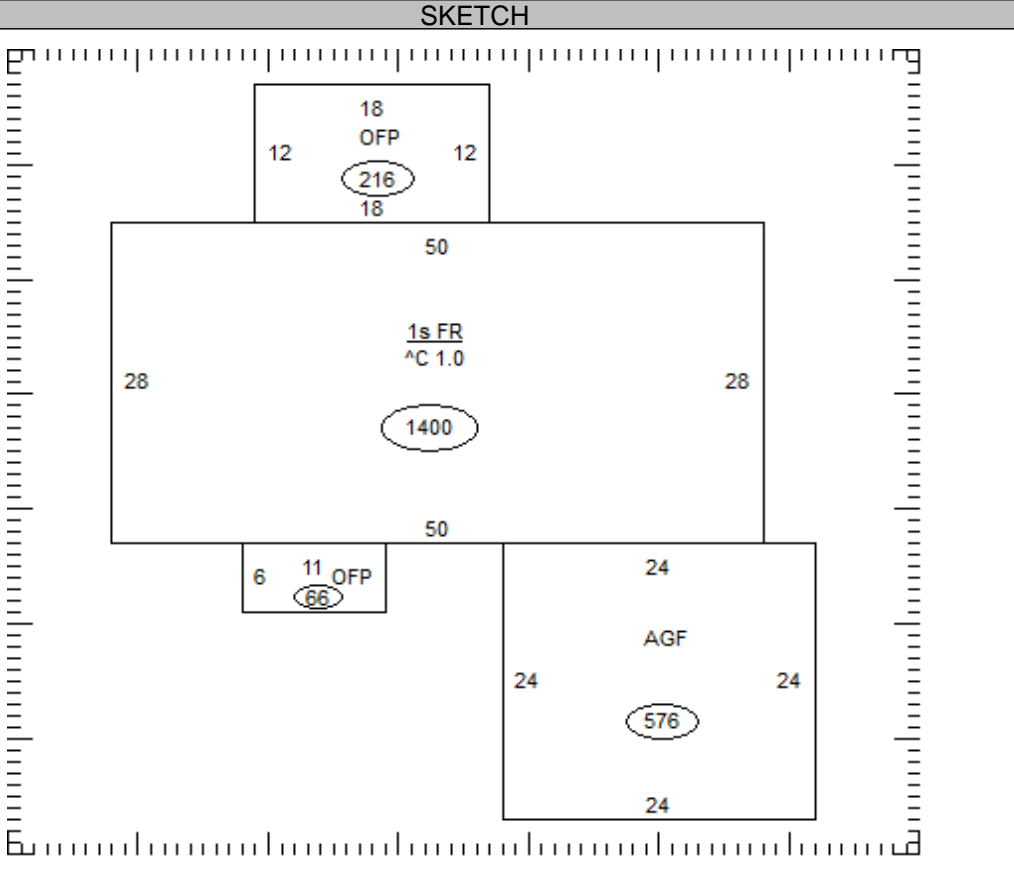
ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U

OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL
 DWELLING 1 SK 1,400 C 2004 G 222,520 16 186,920 177,600

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

1
2
3
4
5
6
7
8
9
10
11

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES



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TOTAL 177,600

COMMENTS
 34 LF - 8' Brick Trim
 Dwelling has an Economic Factor of 95%