

09-041200.0000

**MINYOR OWEN BUSINESS LLC**

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5185 N SHORE DR

CELINA, OH 45822

**LEGAL INFORMATION**

COLDWATER BEACH E

IN LOT 4 E PLUS FORMER

STATE PARCEL 54-140 RTS: 003-06-20 LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MINYOR OWEN BUSINESS LLC	5185 N SHORE DR	CELINA	OH	45822	08/21/2023	280,000	WDC : 503	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TUENTE ROGER B & MARY	7709 MERCER DARKE	NEW WESTON	OH	45348	07/30/2002	226,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: DA	DATE: 05/03/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE			
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input 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	MIDDLE 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 type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,202.94, 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	DE10 CORRECTED LOT SIZE		
						DE17 DESKTOP REVIEW//ADD PATIO		
						(Mod SM:)564		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F55 D128	ST1380	DP92	ADJ1270		69,900		0
					TOTAL	69,900		0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
APPRaised	LAND	69,900	69,800	65,800
VALUE	IMPR	98,500	61,200	52,800
	TOTAL	168,400	131,000	118,600
ASSESSED	LAND	24,470	24,430	23,030
VALUE	IMPR	34,480	21,420	18,480
	TOTAL	58,950	45,850	41,510

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**

**ROOF TYPE**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 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: 5

BEDROOMS: 2

**FIREPLACES**

**HEAT & AC** B 1 2 3 U

NO HEAT

CTRL HEAT

HW/STEAM

ELECTRIC

HEAT PUMP

FLR/WALL

STVE/SPCE

GEO THERMAL

OUTSIDE

CTRL A/C

**PLUMBING** BASE

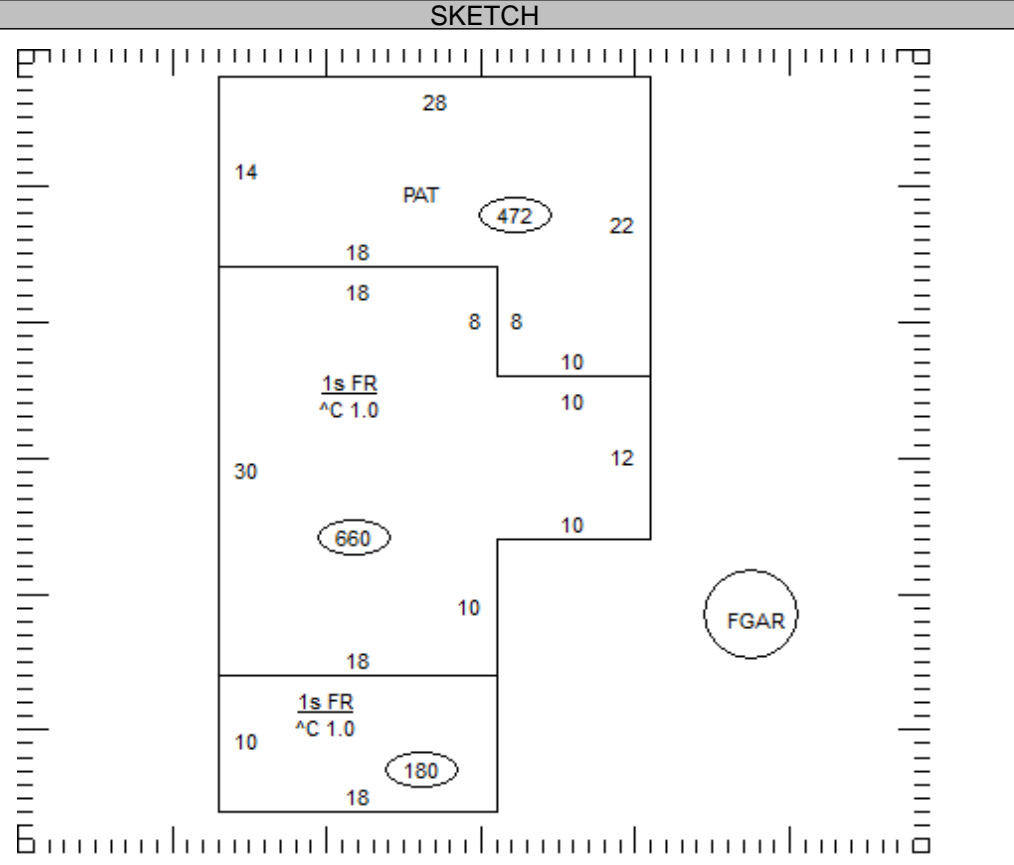
X FULL BATH

X HALF BATH

X FIXTURES

FLOOR	AREA	CONST	VALUE
1	840	FR	141,820

<b>SUBTOTAL</b>		141,820
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	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		1,900
<b>SUBTOTAL</b>		143,720
GRADE FACTOR		95 %
<b>UNADJUSTED VALUE</b>		136,530
<b>FACTOR</b>		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	840	C-		1963		A	136,530	40	81,920		98,300
1 Gar - Frame	8	12x20	240	D	18.96	1945		A	4,550	95	230		200

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TOTAL 98,500

**COMMENTS**

FRONTS ON WATER  
 Dwelling has an Economic Factor of 120%