

Property Class: 510

Neighborhood

095LF80-LF80

Map: 05 D

Block:

Card: 06

Bk: Pg:

FRANKLIN TWP / CELINA SD

09-20-152-007

09-042600.0000

WALTER WILLIAM E & SUSAN R TRUSTEES

WALTER WILLIAM E & SUSAN R TRUSTEES

5283 SHORE DR
CELINA, OH 45822

LEGAL INFORMATION

COLDWATER BEACH H

REPLAT LOTS 2 & 3

LOT#: 2H-A

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WALTER WILLIAM E & SUSAN	5283 SHORE DR	CELINA	OH	45822	03/07/2023	485,000	2:WDC : 118	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ROSSBACH ADAM &	5283 NORTH SHORE DR	CELINA	OH	45822	08/11/2020	347,400	2:WDC : 549	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	DAVIS J DON & NICOLE L	5289 N SHORE DR	CELINA	OH	45822	09/04/2019	135,000	2:WDC : 601	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: HK	DATE: 07/07/2021	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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	5283 NORTH SHORE DR			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$3,415.64, Other			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	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	WATERFRONT			
LAND COMPUTATIONS					DE17 DESKTOP REVIEW//RMV STP X2			
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F60 D131	ST1730	DP93	ADJ1609			96,500	0
TOTAL							96,500	0

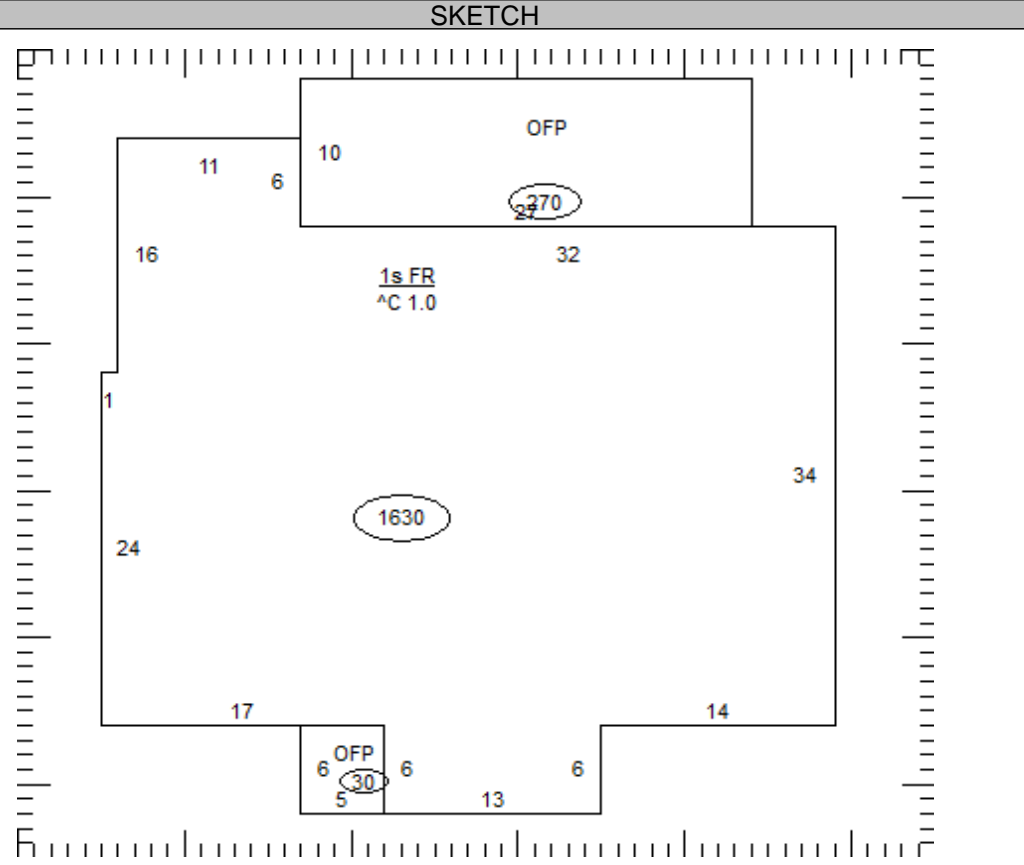
VALUATION SUMMARY						
VALUE YEAR	2023	2021	2020	2017	2017	
REASON FOR CHANGE	RAPP	NC	MISC	RAPP	MISC	
APPRAISED	LAND	96,500	96,400	96,400	93,000	93,000
VALUE	IMPR	200,000	106,700	93,600	73,100	81,700
	TOTAL	296,500	203,100	190,000	166,100	174,700
	LAND	33,780	33,740	33,740	32,550	32,550
ASSESSED	IMPR	70,000	37,350	32,760	25,590	28,600
	TOTAL	103,780	71,090	66,500	58,140	61,150

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1630	FR	211,070
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
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	SUBTOTAL	211,070	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	100%	
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	1	
INT. FINISH			B	1	2	3	U	HEATING	0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	1,630 S.F.	
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
ACCOMMODATIONS								EXTRA FEATURES	4,800	
# OF ROOMS		6						SUBTOTAL	222,960	
BEDROOMS		3						GRADE FACTOR	100 %	
FIREPLACES		1						UNADJUSTED VALUE	222,960	
HEAT & AC		B	1	2	3	U	FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,630	C		1947	2020	G	222,960	22	173,910		200,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



09-042600.0000 TOTAL 200,000

COMMENTS

Dwelling has an Economic Factor of 115%

FRANKLIN TWP / CELINA SD

09-20-152-007

Property Class: 510

Neighborhood
095LF80-LF80

Map: 05 D

Block:

Card: 06

Bk: Pg:

09-042600.0000

WALTER WILLIAM E & SUSAN R TRUSTEES

WALTER WILLIAM E & SUSAN R TRUSTEES

5283 SHORE DR

CELINA, OH 45822

LEGAL INFORMATION

COLDWATER BEACH H

REPLAT LOTS 2 & 3

LOT#: 2H-A

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 BOLON JOHN A ETAL	3398 SAINT GEORGES WAY	LOVELAND	OH	45140	11/05/2018	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 BOLON JOHN R	6456 WODDVILLE DR	DAYTON	OH	45414	01/05/2004	0	QCE : E-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3 BOLON JOHN R & JANICE H	6456 WOODVILLE DR	DAYTON	OH	45414	07/23/1991	85,000	: E-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 07/07/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
-------------	------------	-----------------	--------------	-------------------	-------------------

- PAVED LEVEL WATER IMPROVING
- GRAVEL HIGH SEWER STATIC
- DIRT LOW GAS DECLINING
- SIDEWALKS ROLLING ELECTRIC OLD
- CURBS STANDARD STANDARD STANDARD
- A. NO ROAD F. RESTRICT
- B. TOPGRHY G. WOOD LT
- C. Ex Front H. VACANCY
- D. QUANTITY I. WATER FRONT
- E. SZ/SHAPE J. OTHER/CDU

5283 NORTH SHORE DR
COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							96,500	0

VALUATION SUMMARY

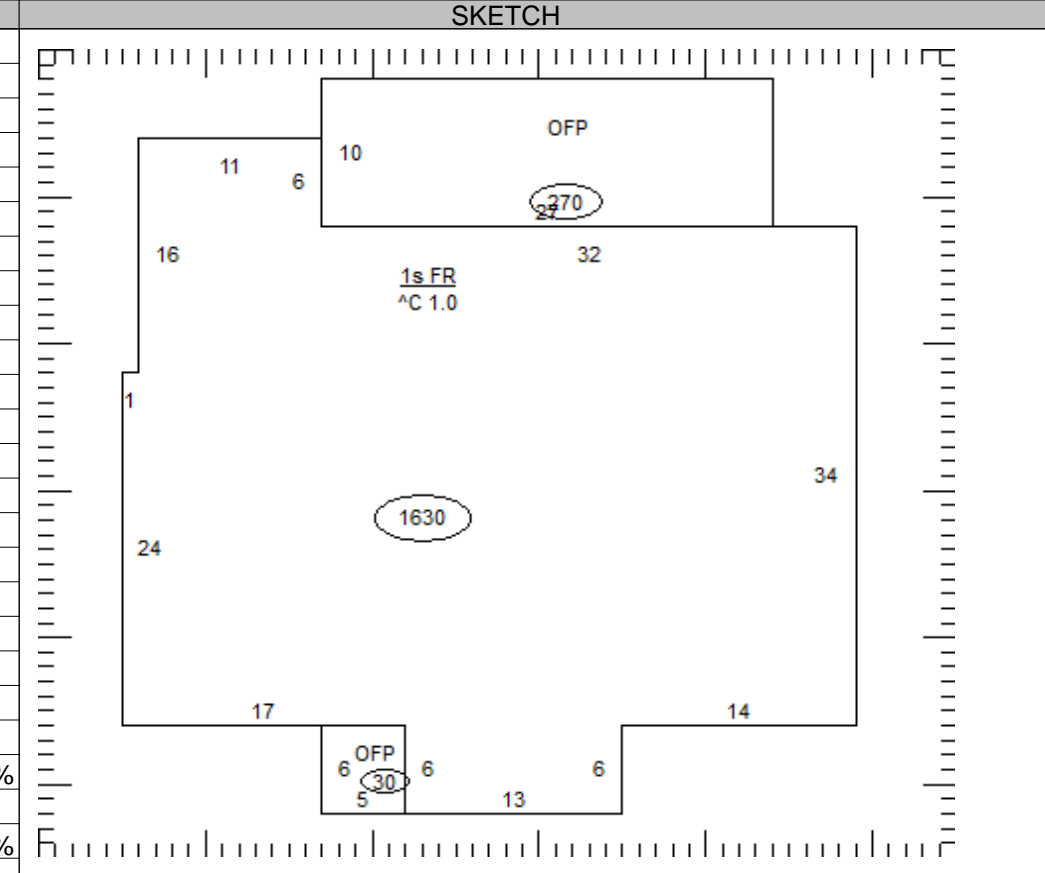
VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input 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 type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input 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"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<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"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
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"/>
CTRL HEAT	<input type="checkbox"/>	<input 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"/>
ELECTRIC	<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"/>
FLR/WALL	<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"/>
GEO THERMAL	<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"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

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		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-042600.0000

TOTAL 0

COMMENTS