09-043200.0000

FRANKLIN TWP / CELINA SD

09-20-152-001

Property Class: 510
Neighborhood 095LF80-LF80
Map: 05 D
Block:
Card: 12
Bk: Pg:

**WINNER JAY R & VIRGINIA M**
WINNER JAY R & VIRGINIA M
3 POST OAK ST
NEW BREMEN, OH 45869

**LEGAL INFORMATION**
COLDWATER BEACH H
IN LOT 8 H
RTS: 003-06-20 LOT#: 00008

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | WINNER JAY R & VIRGINIA M | 3 POST OAK ST | NEW BREMEN | OH | 45869 | 10/20/2021 | 287,000 | WDC : 896 | ☐ | ■ |
| 2 | WILSON MICHAEL & BETH | 5319 N SHORE DR | CELINA | OH | 45822 | 03/16/2007 | 239,500 | WDC : A : 173 | ☐ | ☐ |
| 3 | QUINTER RUDOLPH F & | 247 STALLO RD | MINSTER | OH | 45865 | 02/14/2000 | 80,000 | : F : 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DA DATE: 05/27/2005 TIME: 12:00:00 AM ☐ 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
5319 NORTH SHORE DR

COMMENT
TY2022:Net Gen=$2,245.22, Other Assessment=$0.00
WATERFRONT
DE17 DESKTOP REVIEW//CORR PATIO SIZE
DE22 ADD EX FIX; PER MAILER
(Mod SM:)714

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F60 D67 | ST1730 DP67 ADJ1159 | | 69,500 0 |
| | | | TOTAL | 69,500 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2022 | 2020 | 2017 | 2017 | | | |
| REASON FOR CHANGE | | RAPP | MISC | RAPP | RAPP | MISC | | | |
| APPRAISED VALUE | LAND | 69,500 | 69,400 | 69,400 | 64,300 | 64,300 | | | |
| | IMPR | 127,100 | 64,100 | 62,900 | 54,500 | 56,800 | | | |
| | TOTAL | 196,600 | 133,500 | 132,300 | 118,800 | 121,100 | | | |
| ASSESSED VALUE | LAND | 24,330 | 24,290 | 24,290 | 22,510 | 22,510 | | | |
| | IMPR | 44,490 | 22,440 | 22,020 | 19,080 | 19,880 | | | |
| | TOTAL | 68,820 | 46,730 | 46,310 | 41,590 | 42,390 | | | |

| 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 | | 4 | | | |
| BEDROOMS | | 2 | | | |
| FIREPLACES | | | | | |

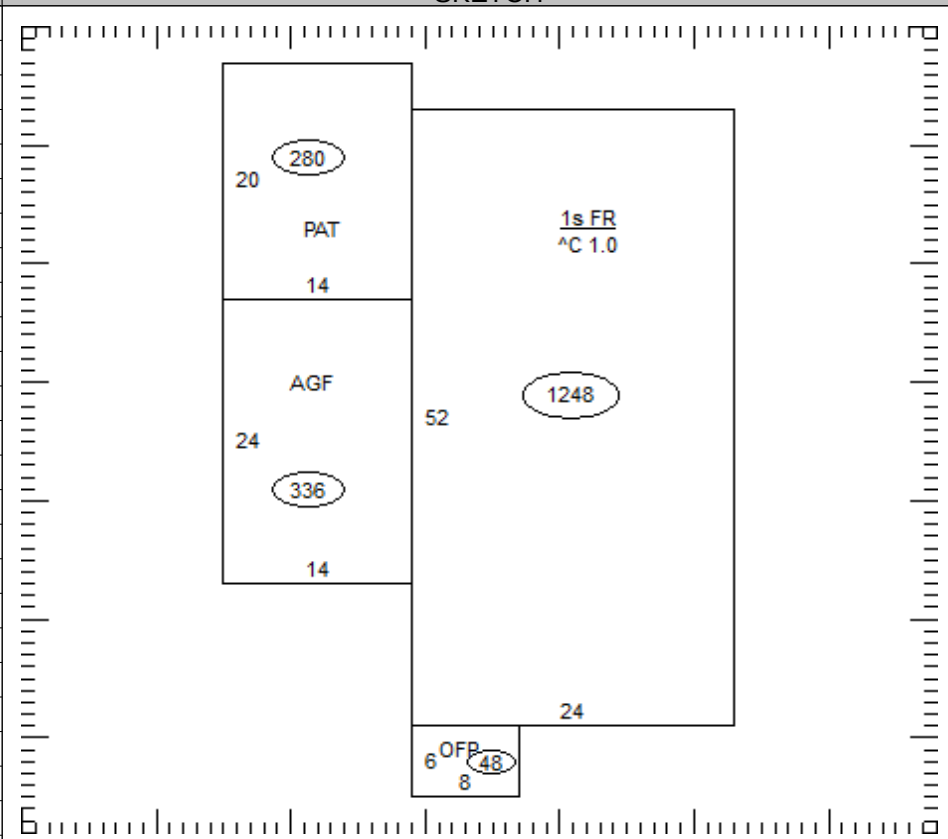
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | BASE ■ | | | |
|---|---|---|---|---|
| X FULL BATH | | 1 | | |
| X HALF BATH | | | | |
| X FIXTURES | | 2 | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 1248 | FR | 184,770 |

| | | |
|---|---|---|
| SUBTOTAL | | 184,770 |
| 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 # | 5 | 6,050 |
| GARAGES & CARPORTS | | 8,300 |
| EXTRA FEATURES | | 1,900 |
| SUBTOTAL | | 201,020 |
| GRADE FACTOR | | 100 % |
| UNADJUSTED VALUE | | 201,020 |
| FACTOR | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 1,248 | C | | 1940 | | A | 201,020 | 45 | 110,560 | | 127,100 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 127,100 |

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COMMENTS

Dwelling has an Economic Factor of 115%