09-044900.0000

FRANKLIN TWP / CELINA SD

09-20-177-001

Property Class: 510

Neighborhood 095CL80-CL80

Map: 05 D
Block:
Card: 30
Bk: Pg:

BIEBER BRIAN W & MARY F
BIEBER BRIAN W & MARY F
5364 SHORE DR
CELINA, OH 45822

LEGAL INFORMATION
TURTLENECK POINT
FORMER COLDWATER
BEACH J RTS: 003-06-20 LOT#: 00015

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIEBER BRIAN W & MARY F	5364 SHORE DR	CELINA	OH	45822	11/22/2021	149,000	2:WDC : 978	☐	■
2	GROVE FRANK K II	5364 BEACH DR	CELINA	OH	45822	07/19/2018	85,000	WDC : 525	☐	■
3	SMITH MARIANNE W	2579 ALBRIGHT RD	ARCANUM	OH	45304	08/11/2003	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/15/2005 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
5364 BEACH RD

COMMENT
TY2022:Net Gen=$1,675.38, Other Assessment=$0.00
93.5
CHANNEL LOT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F85 D80	ST650 DP73 ADJ475		40,400 0
			TOTAL	40,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	40,400	31,100	28,000					
	IMPR	91,500	68,500	60,800					
	TOTAL	131,900	99,600	88,800					
ASSESSED VALUE	LAND	14,140	10,890	9,800					
	IMPR	32,030	23,980	21,280					
	TOTAL	46,170	34,870	31,080					

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	☐	☐	☐	☐	☐

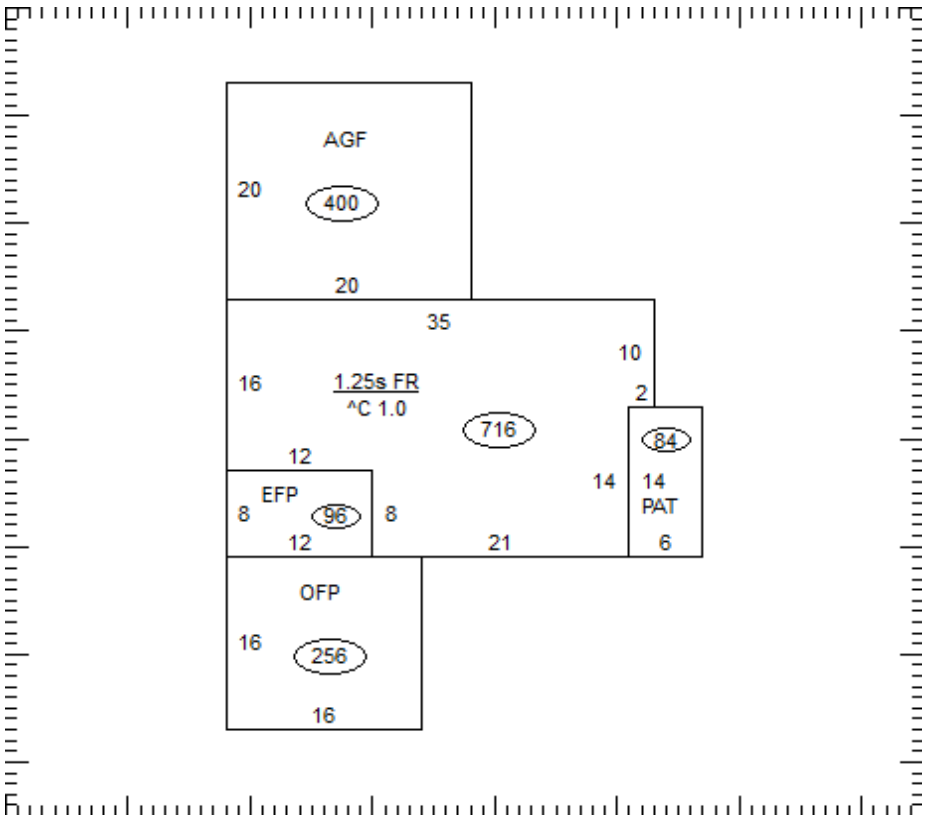
ACCOMMODATIONS					
# OF ROOMS		3	1		
BEDROOMS		1	1		
FIREPLACES		1			

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
1	716	FR	124,080
.25	179	FR	28,290
SUBTOTAL			152,370
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		716 S.F.	1,180
PLUMBING #		0	0
GARAGES & CARPORTS			9,900
EXTRA FEATURES			7,200
SUBTOTAL			175,050
GRADE FACTOR			100 %
UNADJUSTED VALUE			175,050
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	895	C		1949		A	175,050	45	96,280		91,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		91,500

09-044900.0000

COMMENTS

VINYL
Dwelling has an Economic Factor of 95%