09-046600.0000

FRANKLIN TWP / CELINA SD

09-20-302-004

Property Class: 510
Neighborhood 095LF50-LF50
Map: 05 C
Block:
Card: 82
Bk: Pg:

WINNER MARK J & LORI J
WINNER MARK J & LORI J
5223 SHORE DR
CELINA, OH 45822

LEGAL INFORMATION
COLDWATER BEACH GROVE
SUBDIVISION
LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WINNER MARK J & LORI J	5223 SHORE DR	CELINA	OH	45822	10/01/2018	182,000	WDC : 755	☐	■
2	BADGETT STEVEN C & MARY	743 MERCER DARKE	FT RECOVERY	OH	45846	07/16/1999	138,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 05/03/2005 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
5223 MIDDLE DR

COMMENT
TY2022:Net Gen=$2,023.26, Other Assessment=$0.00
DE11 CORR SKETCH, GARAGE, COND
DE17 DESKTOP REVIEW//CORR GAR SIZE; BRK TO FR
DE22 ADD PATIO; DESKTOP RVW
(Mod SM:)564

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F61 D129	ST1380 DP93 ADJ1283		78,300 0
			TOTAL	78,300 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017	2017	2017		
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC	MISC		
APPRAISED VALUE	LAND	78,300	78,100	78,100	73,700	73,700	73,700		
	IMPR	67,500	42,200	42,000	41,100	33,700	36,800		
	TOTAL	145,800	120,300	120,100	114,800	107,400	110,500		
ASSESSED VALUE	LAND	27,410	27,340	27,340	25,800	25,800	25,800		
	IMPR	23,630	14,770	14,700	14,390	11,800	12,880		
	TOTAL	51,040	42,110	42,040	40,190	37,600	38,680		

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		5			
BEDROOMS		2			
FIREPLACES					

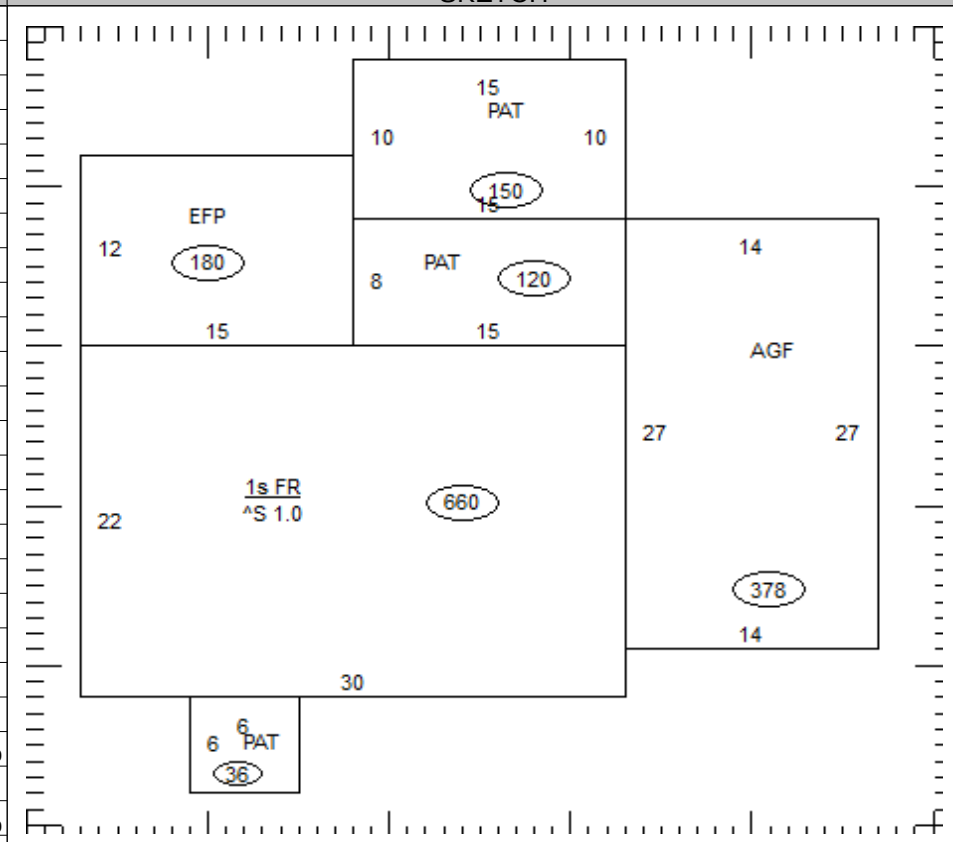
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	660	FR	115,670

SUBTOTAL		115,670
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	660 S.F.	1,090
PLUMBING #	0	0
GARAGES & CARPORTS		9,300
EXTRA FEATURES		6,500
SUBTOTAL		132,560
GRADE FACTOR		80 %
UNADJUSTED VALUE		106,050
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	660	D		1958		A	106,050	47	56,210		67,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		67,500

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COMMENTS

FRONTS ON WATER
Dwelling has an Economic Factor of 120%