09-063400.0141

FRANKLIN TWP / CELINA SD

09-21-276-007

Property Class: 510
Neighborhood 095CL40-CL80
Map: 04A
Block:
Card: 94
Bk: Pg:

SCHULZE JEFFEREY B & DIANE M TRUSTEES
SCHULZE JEFFEREY B & DIANE M TRUSTEES
249 STADIUM DR
FORT LORAMIE, OH 45845

LEGAL INFORMATION
AQUA VIEW ESTATES
PHASE III
LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHULZE JEFFEREY B &	249 STADIUM DR	FORT LORAMIE	OH	45845	09/14/2020	355,000	WDC : 662	☐	■
2	JONES RICHARD & CHRISTINE	5265 WATERCREST DR	CELINA	OH	45822	10/15/2018	359,000	WDC : 797	☐	■
3	RENTZ NICHOLAS &	5265 WATERCREST DR	CELINA	OH	45822	08/14/2014	283,000	WDC : 519	☐	■

X: ☐ TTO LISTER: BTC DATE: 04/09/2008 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
5265 WATERCREST DR

COMMENT
TY2022:Net Gen=$4,401.08, Other Assessment=$0.00
DE12 CORR LAND MSMNTS DUE TO BOR 11-109
DE09 PER DATA MAILER CORRECTED PLMG
DE17 DESKTOP REVIEW//ADD PATIO UNDER WD; ADD PATIO
DE21 RMV OWN OCC CREDIT; DID NOT RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F91 D153	ST600 DP101 ADJ606		55,100 0
			TOTAL	55,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	55,100	42,400	40,400	51,800				
	IMPR	296,300	219,300	216,100	216,800				
	TOTAL	351,400	261,700	256,500	268,600				
ASSESSED VALUE	LAND	19,290	14,840	14,140	18,130				
	IMPR	103,710	76,760	75,640	75,880				
	TOTAL	123,000	91,600	89,780	94,010				

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	■	☐	☐	☐	☐

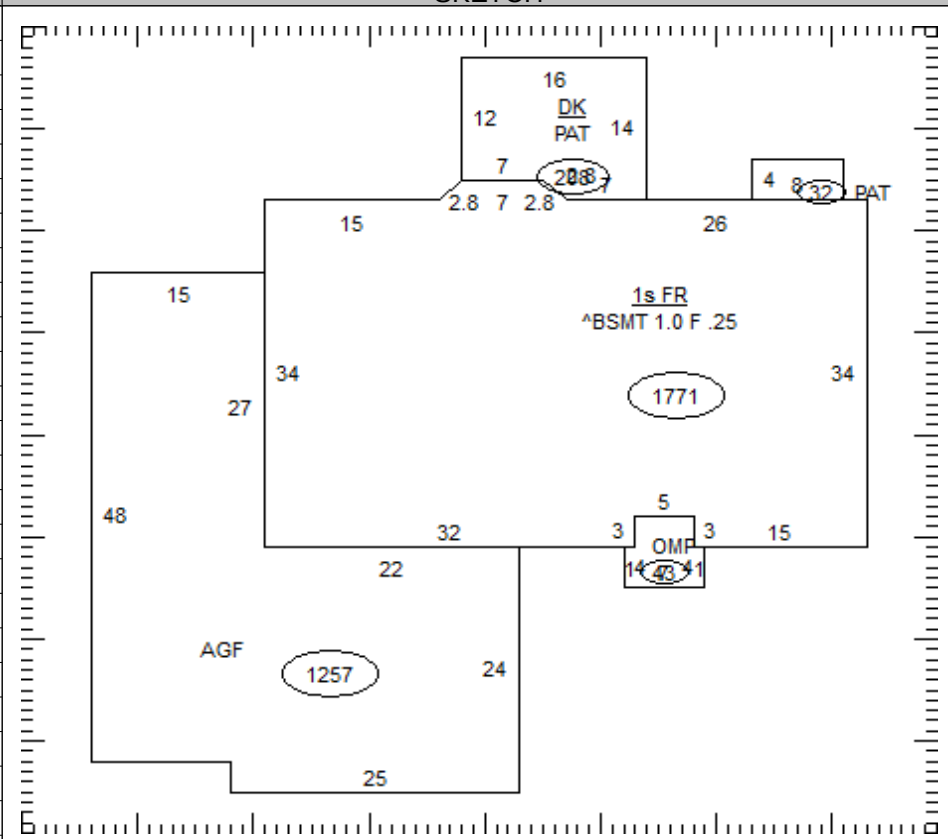
ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		3			
FIREPLACES					

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	1			
X HALF BATH		1			
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1771	FR	219,620
BSMT	1771		25,330
SUBTOTAL			244,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	443	S.F.	6,330
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,771	S.F.	2,920
PLUMBING #	9		10,890
GARAGES & CARPORTS			31,100
EXTRA FEATURES			3,800
SUBTOTAL			299,990
GRADE FACTOR			120 %
UNADJUSTED VALUE			359,990
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,771	B		2005		A	359,990	16	302,390		296,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		296,300

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COMMENTS

Dwelling has an Economic Factor of 98%

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1	KLEPINGER CHRISTOPHER L	5265 WATERCREST DR	CELINA	OH	45822	06/16/2005	45,000	WDC : A : 0	☐	☐
2	LAUX CONSTRUCTION INC	5257 PRAIRIE VIEW DR	CELINA	OH	45822	06/03/2005	33,800	WDC : A : 0	☐	■
3	AQUA VIEW SITES INC	1968 ST RT 716	MARIA STEIN	OH	45860		0	: 0	☐	☐

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☐ 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
5265 WATERCREST DR

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		55,100	0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
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☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

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☐ 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					
BEDROOMS					
FIREPLACES					

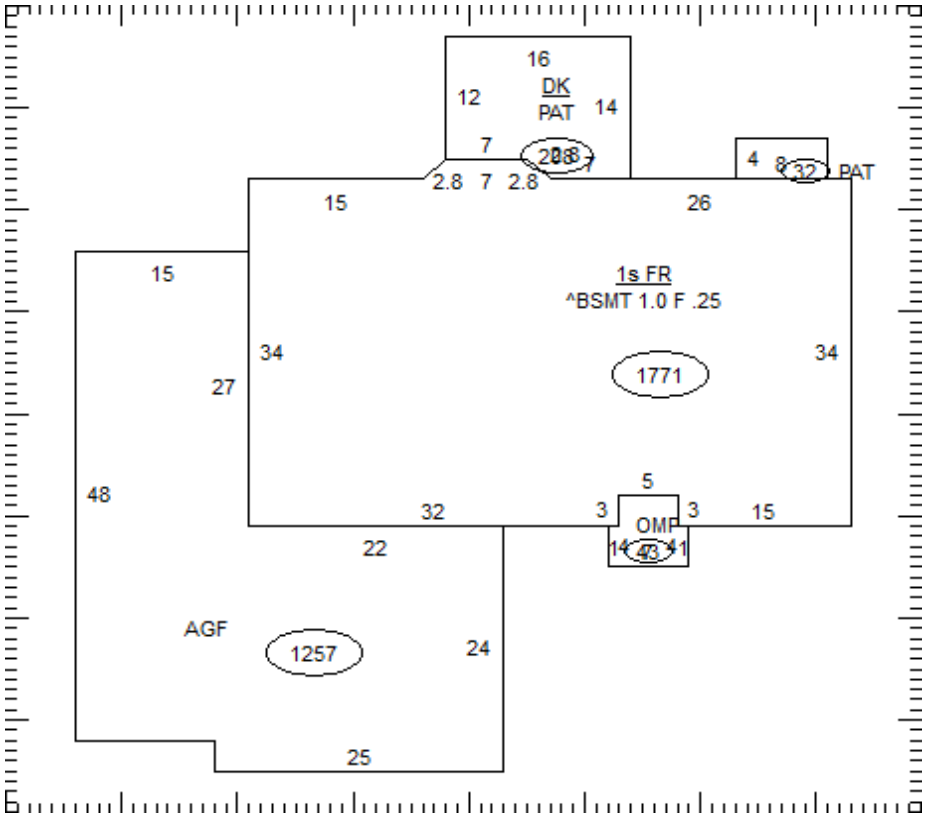
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

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		%

SKETCH



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													
												TOTAL	0

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COMMENTS