

FRANKLIN TWP / CELINA SD

09-22-280-005

Property Class: 510
Neighborhood
095CL50-CL50

Map: 03 A
Block:
Card: 99

Bk: Pg:

09-075000.0000

PENNINGTON CHAD M & HEATHER A

PENNINGTON CHAD M & HEATHER A
4031 JORDAN RD
WEST ALEXANDRIA, OH 45381

LEGAL INFORMATION
BAYVIEW 3RD ADDITION

LOT#: 48

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PENNINGTON CHAD M &	4031 JORDAN RD	WEST ALEXANDRIA	OH	45381	07/13/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	PENNINGTON HOMES INC	15303 PROVIDENCE RD	BROOKVILLE	OH	45309	09/05/2017	165,000	WDC : 595	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LUMPKIN MICHAEL T	PO BOX 639	PIQUA	OH	45356	07/08/2015	150,000	WDC : 446	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 05/17/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5310 BAYVIEW RD, CELINA COMMENT TY2022:Net Gen=\$3,096.12, Other Assessment=\$0.00 CHANNEL LOT DE17 DESKTOP REVIEW//CORR GARG

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F77 D182	ST710 DP109 ADJ774				59,600 0
					TOTAL	59,600 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	59,600	44,100	42,000	42,000	
VALUE	IMPR	216,200	140,000	124,200	138,900
	TOTAL	275,800	184,100	166,200	180,900
ASSESSED	LAND	20,860	15,440	14,700	14,700
VALUE	IMPR	75,670	49,000	43,470	48,620
	TOTAL	96,530	64,440	58,170	63,320

OCCUPANCY SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING **ROOF TYPE**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

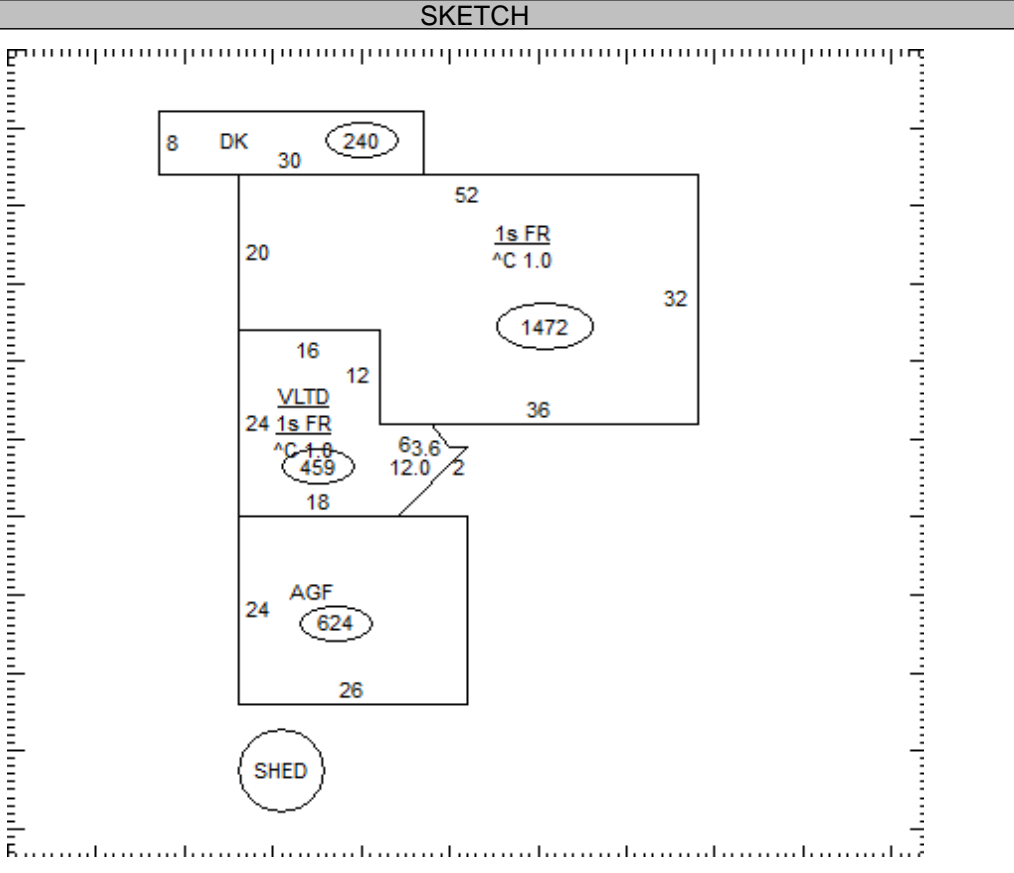
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 6
 BEDROOMS 2
 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 1
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1931	FR	230,600
SUBTOTAL			230,600
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	1,931 S.F.		3,190
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,400
EXTRA FEATURES			12,700
SUBTOTAL			269,920
GRADE FACTOR			105 %
UNADJUSTED VALUE			283,420
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,931	C+		1964	2000	A	283,420	28	204,060		214,300
1 Shed	18	0x0	300	B	9.24	2002		A	2,770	33	1,860		1,900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-075000.0000

TOTAL 216,200

COMMENTS

"SHED" IS APPROX. 300 SQ. FEET, 2+s FR/SLAB CLUBHOUSE/LIGHTHOUSE; REAL PROPERTY
 Dwelling has an Economic Factor of 105%

09-075000.0000

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WEST ALEXANDRIA, OH 45381

LEGAL INFORMATION
BAYVIEW 3RD ADDITION

LOT#: 48

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 BERELSMAN DAVID W &	238 ACADIA TER	CELEBRATION	FL	34747	06/17/2005	269,000	WDC : A : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 SCHWIETERMAN GARY L &	5310 BAYVIEW RD	CELINA	OH	45822	12/21/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5310 BAYVIEW RD, CELINA COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
TOTAL					59,600	0

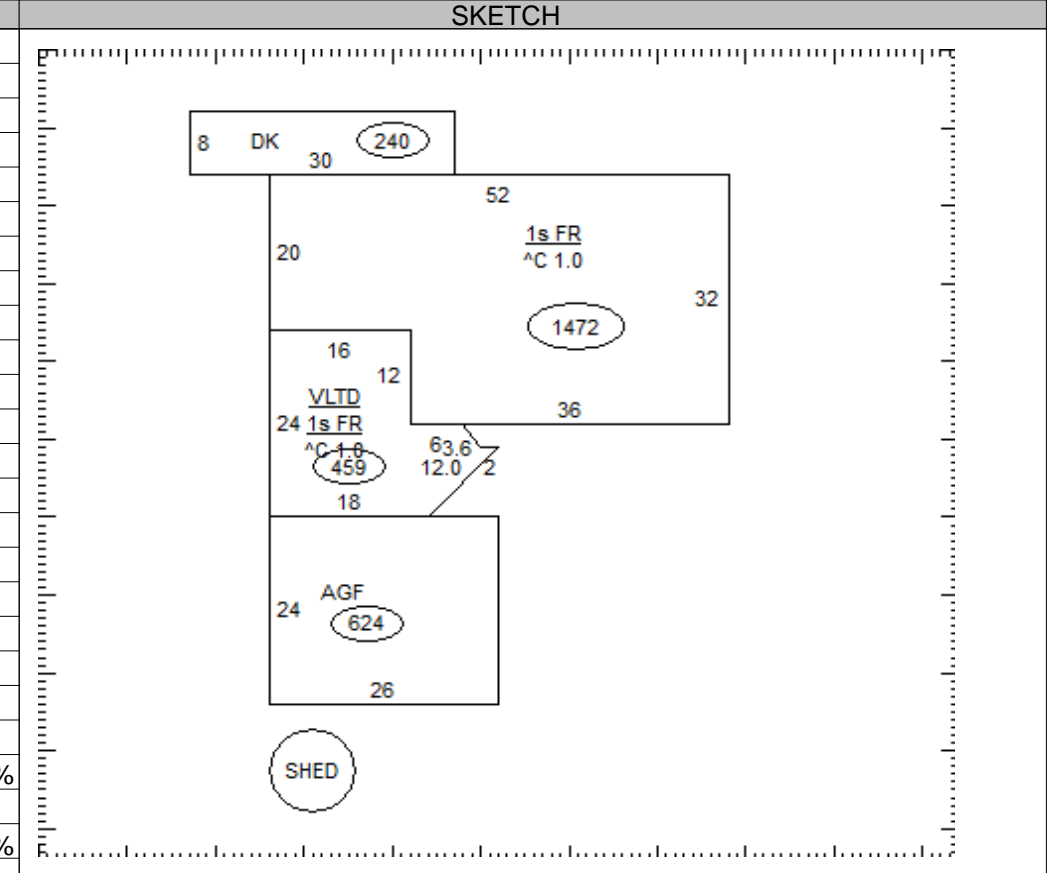
VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

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					



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													

09-075000.0000

TOTAL 0

COMMENTS