



Property Class: 510

Neighborhood  
095CL50-CL50

Map: 03 A

Block:

Card: 96

Bk: Pg:

09-075300.0000

**BOHMAN PROPTERTIES LTD**

BOHMAN PROPTERTIES LTD

9363 MURPHY RD

VERSAILLES, OH 45380

**LEGAL INFORMATION**

BAYVIEW 3RD ADDITION

LOT#: 51

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOHMAN PROPTERTIES LTD	9363 MURPHY RD	VERSAILLES	OH	45380	12/14/2018	150,000	WDC : 970	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KEIPPER JEFFREY & JANIS &	1305 KATHY DR	VAN WERT	OH	45891	04/16/2009	146,000	WDC : A : 192	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	STANFIELD GLADYS R	5330 BAYVIEW RD	CELINA	OH	45822-9171		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TK DATE: 07/03/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5330 BAYVIEW RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,134.24, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE23 NOH; FAMILY RM ADDNT (\$25,000)/ BOAT
						STRG BLDG (\$60,000)
						DE22 ADDTN & BOAT HS < 30% COMPL

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
F:Front	F75 D171	ST710 DP106	ADJ753			56,500	0
TOTAL						56,500	0

VALUATION SUMMARY							
VALUE YEAR	2023	2022	2020	2017	2017		
REASON FOR CHANGE	NC	REMB	RAPP	RAPP	MISC		
APPRAISED	LAND	56,500	41,800	41,800	39,800	39,800	
VALUE	IMPR	195,700	85,100	92,300	82,800	74,500	
	<u>TOTAL</u>	252,200	126,900	134,100	122,600	114,300	
ASSESSED	LAND	19,780	14,630	14,630	13,930	13,930	
VALUE	IMPR	68,500	29,790	32,310	28,980	26,080	
	<u>TOTAL</u>	88,280	44,420	46,940	42,910	40,010	

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

FLOOR	AREA	CONST	VALUE
1	1248	FR	184,770
.25	192	FR	25,930

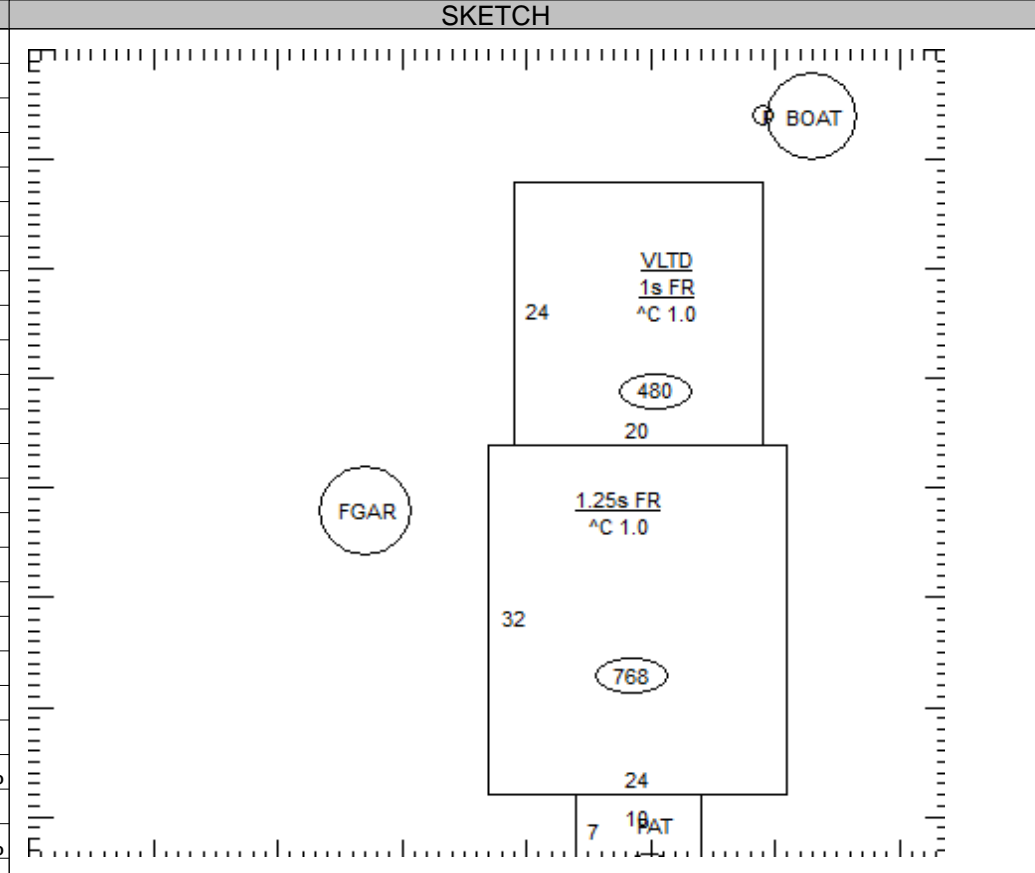
**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

<b>SUBTOTAL</b>		210,700
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 #	2	2,420
GARAGES & CARPORTS		0
EXTRA FEATURES		11,100
<b>SUBTOTAL</b>		224,220
GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		224,220
FACTOR		100 %

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,440	C		1973	2022	A	224,220	22	174,890		183,600
1 Gar - Frame		20x24	480	C	23.70	1987		A	11,380	67	3,760		3,800
2 Boat House		30x30	900	C	7.49	2022		A	6,740	2	6,610		6,600
3 Patio		14x30	420	C	4.05	2021		A	1,700	2	1,670		1,700
4													
5													
6													
7													
8													
9													
10													
11													



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

**ACCOMMODATIONS**  
 # OF ROOMS 5 1  
 BEDROOMS 1  
 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 1  
 X FIXTURES

09-075300.0000 TOTAL 195,700

**COMMENTS**

Dwelling has an Economic Factor of 105%