09-076200.0000

FRANKLIN TWP / CELINA SD

09-22-280-024

Property Class: 510
Neighborhood 095CL50-CL50
Map: 03A
Block:
Card: 105
Bk: Pg:

NEWMAN ALEXANDER & WEMHOFF MARIA ANN
NEWMAN ALEXANDER & WEMHOFF MARIA ANN
5259 LAKE DR
CELINA, OH 45822

LEGAL INFORMATION
BAYVIEW 3RD ADDITION

LOT#: 60

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NEWMAN ALEXANDER &	5259 LAKE DR	CELINA	OH	45822	05/28/2019	153,000	WDC : 349	☐	■
2	BOLEN JO ANN	5259 LAKE DR	CELINA	OH	45822	06/22/2018	125,000	WDC : 443	☐	■
3	BERTKE NICHOLAS J & LINDA	2853 STONEBRIDGE DR	TROY	OH	45373	08/04/2003	175,000	: A : 0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 07/06/2010 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
5259 LAKE DR, CELINA

COMMENT
TY2022:Net Gen=$2,870.78, Other Assessment=$0.00
DE11 CORR GRADE/COND
DE10 ENLRG PATIO, REDUCE WDDK
DE17 DESKTOP REVIEW//ADD PATIO
DE18 CORR PLUMB PER SOCIAL MEDIA
DE20 RMV OWN OCC; DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F70 D140	ST710 DP96 ADJ682		47,700 0
			TOTAL	47,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2019	2017	2017	2017		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	MISC	MISC		
APPRAISED VALUE	LAND	47,700	35,300	33,600	33,600	33,600	33,600		
	IMPR	206,500	135,400	117,400	115,000	120,600	120,400		
	TOTAL	254,200	170,700	151,000	148,600	154,200	154,000		
ASSESSED VALUE	LAND	16,700	12,360	11,760	11,760	11,760	11,760		
	IMPR	72,280	47,390	41,090	40,250	42,210	42,140		
	TOTAL	88,980	59,750	52,850	52,010	53,970	53,900		

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		7			
BEDROOMS		3			
FIREPLACES					

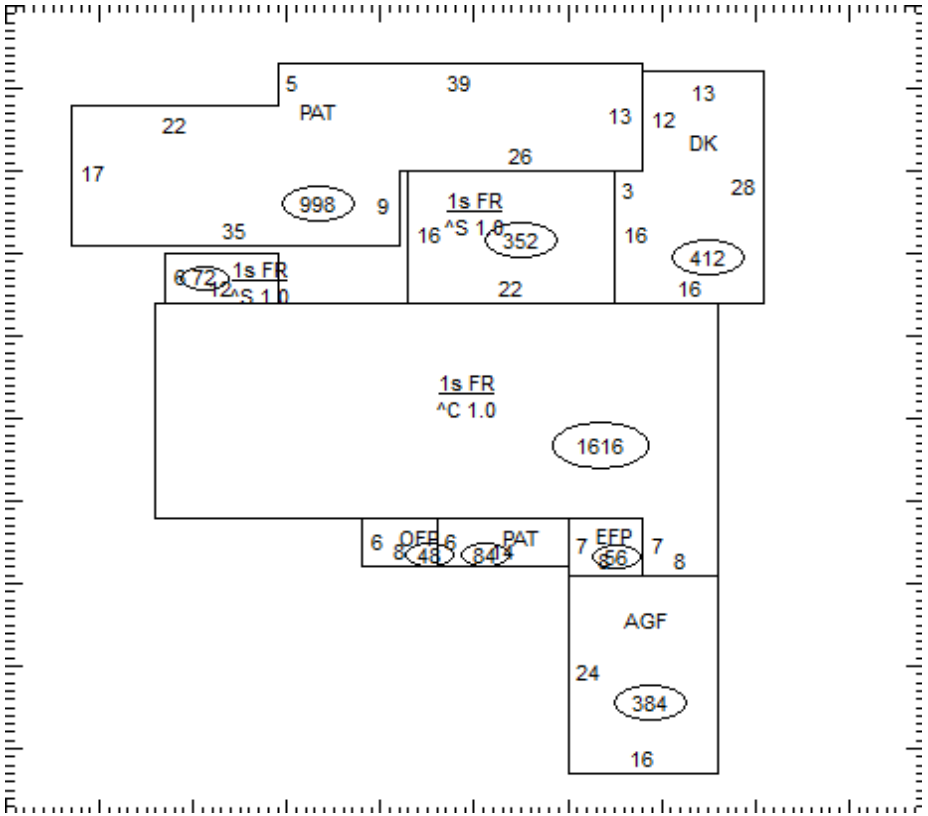
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	2040	FR	238,330

SUBTOTAL		238,330
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,040 S.F.	3,370
PLUMBING #	3	3,630
GARAGES & CARPORTS		9,500
EXTRA FEATURES		10,900
SUBTOTAL		265,730
GRADE FACTOR		100 %
UNADJUSTED VALUE		265,730
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,040	C		1967	2005	A	265,730	26	196,640		206,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		206,500

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COMMENTS

Dwelling has an Economic Factor of 105%