



09-100600.0000

FRANKLIN TWP
 CELINA SD
 09-23-102-002

LEGAL INFORMATION

PT NW NW NW

Acres:4.9810

RTS: 003-06-23

TWIN OAKS RESORT & CAMPGROUND LTD
 TWIN OAKS RESORT & CAMPGROUND LTD
 351 INDUSTRIAL DR
 MINSTER, OH 45865

Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

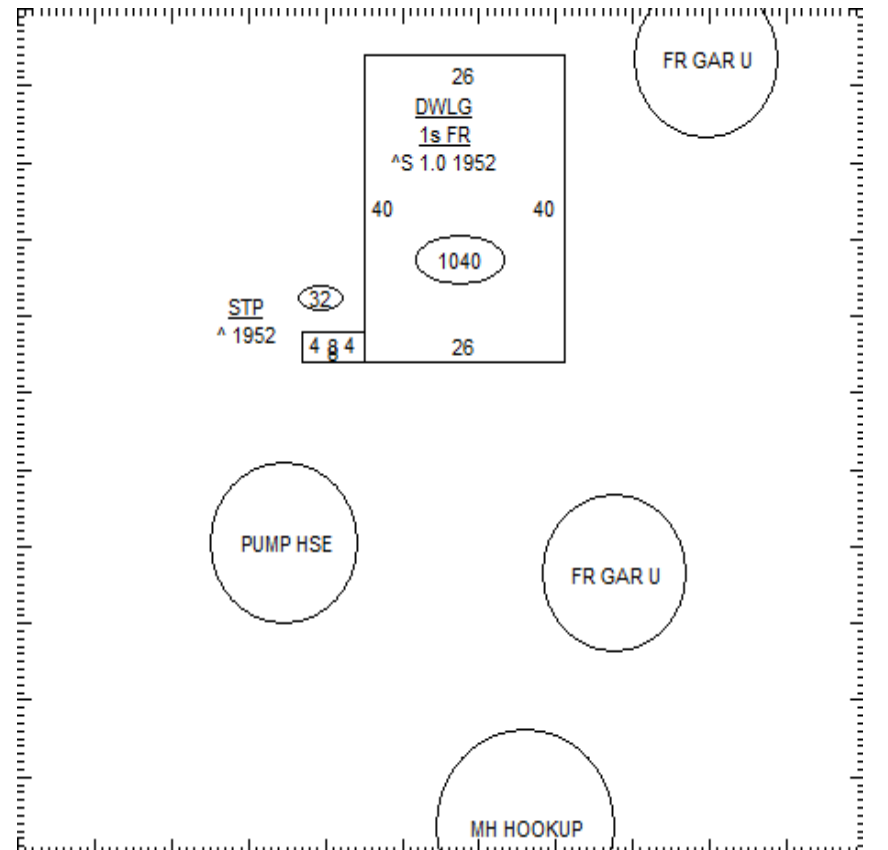
COMMENT

TY2022:Net Gen=\$3,934.26, Other Assessment=\$0.00
 DE23 RMV 3 CABINS, RMV CARPORT; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/07/23
01/19/2022	0		2:QCE : X : 0	415	<input type="checkbox"/> Pricer:	
07/30/2021	370,000		2:WDC : 625	415	<input checked="" type="checkbox"/> Reviewer:	
03/13/2017	240,000		2:WDC : 157	415	<input type="checkbox"/> Final:	
01/25/2017	235,000		2:WDC : 48	415	<input checked="" type="checkbox"/> Call Back:	
11/09/2016	0		2:QCE : X : 0	415	<input type="checkbox"/> Visit:	

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED	44,080	34,320	34,320
MARKET VALUE	154,690	166,440	166,440
	<u>TOTAL</u>	198,770	200,760
ASSESSED	15,430	12,010	12,010
VALUE	54,140	58,250	58,250
	<u>TOTAL</u>	69,570	70,260

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:4.981		15,000				44,080	0
Totals:	Total Acres 4.9810						44,080	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME		1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>		PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME		2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>		REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS		3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A		STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS		4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
S) METAL M) MILL P) POLE		5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U	
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE				<input type="checkbox"/>	MASONRY	<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"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD				<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T				<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET				<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT				<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL				<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT				<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD				<input type="checkbox"/>	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING	A	LIGHTING	A
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES	<input type="checkbox"/>
				2 FIXTURE BATH		STANDARD	<input type="checkbox"/>
				3 FIXTURE BATH			<input type="checkbox"/>
						MERCURY VAP	<input type="checkbox"/>

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 499.033:Garage: DetachedFrame/Bloc			24 X 26	1	624		1955		A	A	.00	0	OSPE	0	0	*64,000*
B 499.100: Pump House B/F=corrugated			10 X 12	1	120		1948		F	F	18.00	2,160	63	0	0	800
C 499.033:Garage: DetachedFrame/Bloc			28 X 16	1	448		1952		F	A	36.00	16,130	53	0	0	7,580
D 415.003:MH Park 87.50 to 112.49				1		16			A	B	6,700.00	107,200	0	0	0	107,200

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 510.120:DWLG			26 X 40	1	1,040		1952		A	B	41.00	42,640	55	0	0	19,190
1 901.024:STP			4 X 8	1	32		1952		A	N	.00	0	0	0	0	0

AMENITY TOTAL																0	
LESS LAND: 44,080																TOTAL IMPR	154,690

COMMENTS



09-100600.0000

FRANKLIN TWP
 CELINA SD
 09-23-102-002

LEGAL INFORMATION

PT NW NW NW

Acres:4.9810

RTS: 003-06-23

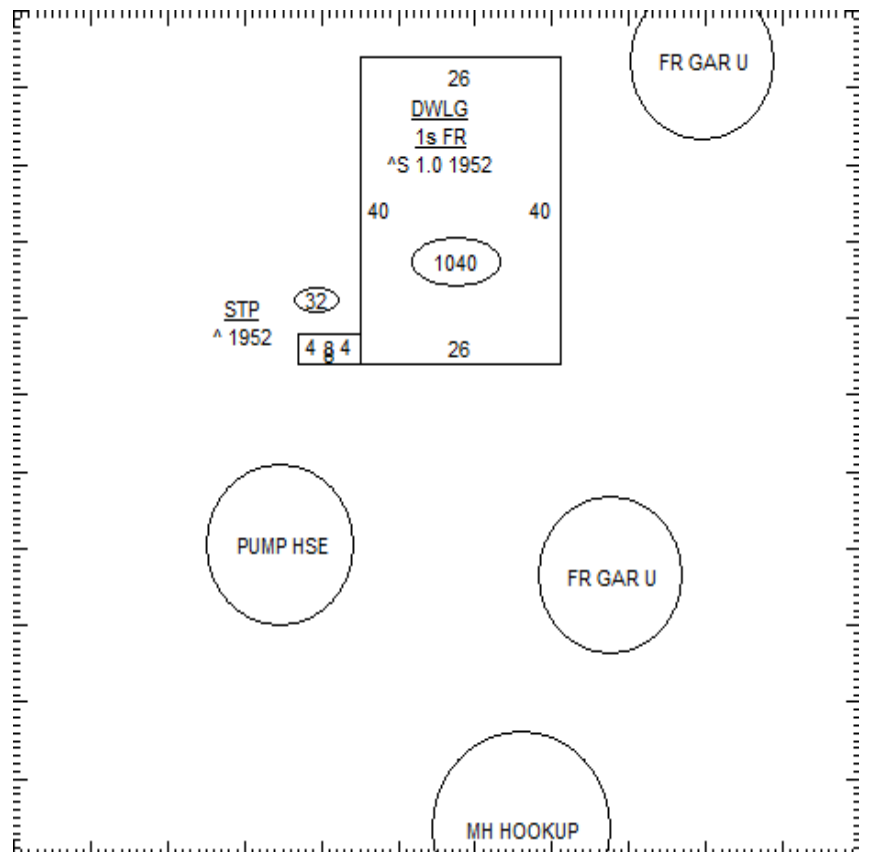
TWIN OAKS RESORT & CAMPGROUND LTD
 TWIN OAKS RESORT & CAMPGROUND LTD
 351 INDUSTRIAL DR
 MINSTER, OH 45865

Neighborhood CRUR09	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/07/23
01/25/2017	235,000		2:WDC : 48	415	■	Pricer:
11/09/2016	0		2:QCE : X : 0	415	□	Reviewer:
08/20/1991	0		: X : 0	415	□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 4.9810					44,080	0	44,080

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		CANOPY				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
TOTAL AREA	PERIMETER	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	STORY HT	STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD	
AGE	SPRINKLER	INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH									
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B	1	2	3	U	B	1	2	3	U	B	1	2	3	U
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						MASONRY					UNFINISHED				
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						WD STUD					FINISH OPEN				
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						MTL STUD					FINISH DIV				
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						CEILING	B	1	2	3	U	PANEL			
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						ACCUT/PANEL					PLASTER / DW				
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						PLASTER/DW					BLOCK				
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						SUSP/OPEN					GLAZED TILE				
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						STANDARD					STANDARD				

Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING				LIGHTING								
						NO PLUMBING				EXTRA FIXTURES				FLUORESCENT			METAL HALIDE	
						2 FIXTURE BATH				STANDARD				SODIUM VAP			STANDARD	
YARD ITEMS						3 FIXTURE BATH								MERCURY VAP				

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																0	
LESS LAND: 44,080																TOTAL IMPR	154,690

COMMENTS																